

**TEMPORARY CONSTRUCTION EASEMENT  
AND RIGHT-OF-ENTRY**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between The Western Stock Show Association, a Colorado non-profit corporation, whose address is 4665 Humboldt Street, Denver, CO 80216, hereinafter and collectively referred to as the Owner, and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 hereinafter and collectively referred to as the County:

WITNESS, that for and in consideration of the sum of **TWO THOUSAND SIX HUNDRED FORTY AND NO/100'S DOLLARS (\$2,640.00)** and other good and valuable considerations, the receipt and sufficiency of which is hereby confessed and acknowledged, the Owner does hereby grant unto the County, its contractors and assigns, a temporary construction easement and right-of-entry over the following property, to wit:

Legal descriptions as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference.

Also know by street and number as: 5680 Franklin Street

Assessor's schedule or parcel numbers: 0182511400061

Said easement and right-of-entry is for the purpose of construction of drainage improvements, curb, gutter and sidewalk within the right-of-way, modifying driveway approaches, modifying ground contours behind the curb, gutter and sidewalk where there will be sidewalk and for relocating privately owned improvements and driveway approaches as a part of this street and drainage project. All work shall be done at the expense of County.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care. Following completion of the work performed the surface of the property disturbed during construction shall be restored reasonably similar to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the street improvements being installed.

This easement will start 30 days after County gives written notice to Owner and shall terminate twelve (12) months thereafter. The Owner also grants to the County the option to extend this Temporary Construction Easement and Right-of Entry on a month to month basis not to exceed one (1) year from the date of expiration hereof, and the County may exercise such option for the additional sum of **Two Hundred Twenty and NO/100'S Dollars (\$220.00)** per month. The County shall provide notice in writing to the Owner prior to expiration of each extension period. At the end of the term and any extension thereto, all rights granted under this Temporary Construction Easement and Right-of Entry are released and the Property shall be considered free and clear of this Temporary Construction Easement and Right-of Entry.

Owner: **THE WESTERN STOCK SHOW ASSOCIATION, a Colorado non-profit corporation**

By: Paul D. Arches

Title: President + CEO

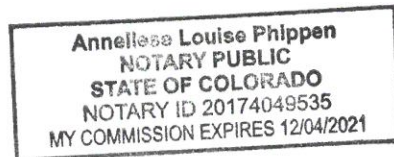
Date: 2/11/2020

STATE OF Colorado )  
COUNTY OF Denver ) §

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 20 20, by Anneliese Phippen as Executive Assistant of The Western Stock Show Association, a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires: 12/04/21



Anneliese Phippen  
Notary Public



## Drexel, Barrell & Co.

JULY 31, 2019

EXHIBIT A

### LEGAL DESCRIPTION PARCEL TCE-36 TEMPORARY CONSTRUCTION EASEMENT

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

1800 38<sup>th</sup> Street  
Boulder, CO 80301-2620

303.442.4338  
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0696528 IN THE ADAMS COUNTY RECORDS, LOCATED IN THE SE1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0696528 IN THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF EAST 58TH AVENUE, SAID POINT ALSO BEING ON THE EASTERLY LINE OF FRANKLIN STREET; THENCE S00°07'44"E, 225.41 FEET ALONG SAID EASTERLY LINE OF FRANKLIN STREET AND ALONG THE WESTERLY LINE OF SAID TRACT OF LAND TO THE **TRUE POINT OF BEGINNING**;

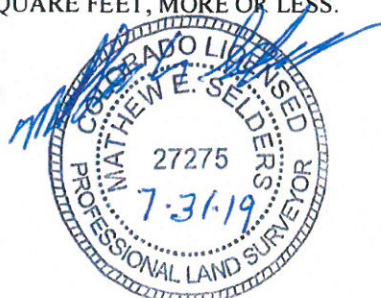
THENCE THE FOLLOWING SEVEN (7) COURSES;

1. N05°48'28"E, 90.36 FEET;
2. N00°05'50"E, 30.23 FEET;
3. N26°18'47"E, 50.45 FEET;
4. S89°53'51"E, 11.15 FEET;
5. S26°18'47"W, 53.05 FEET;
6. S00°05'50"W, 28.40 FEET;
7. S05°48'28"W, 187.02 FEET TO SAID EASTERLY LINE OF FRANKLIN STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID TRACT OF LAND;

THENCE N00°07'44"W, 96.68 FEET ALONG SAID EASTERLY LINE OF FRANKLIN STREET AND ALONG SAID WESTERLY LINE OF SAID TRACT OF LAND TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.051 ACRES OR 2198 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:  
MATHEW E. SELTERS  
DREXEL, BARRELL & CO.  
1800 38TH STREET  
BOULDER, CO 80301  
(303) 442-4338

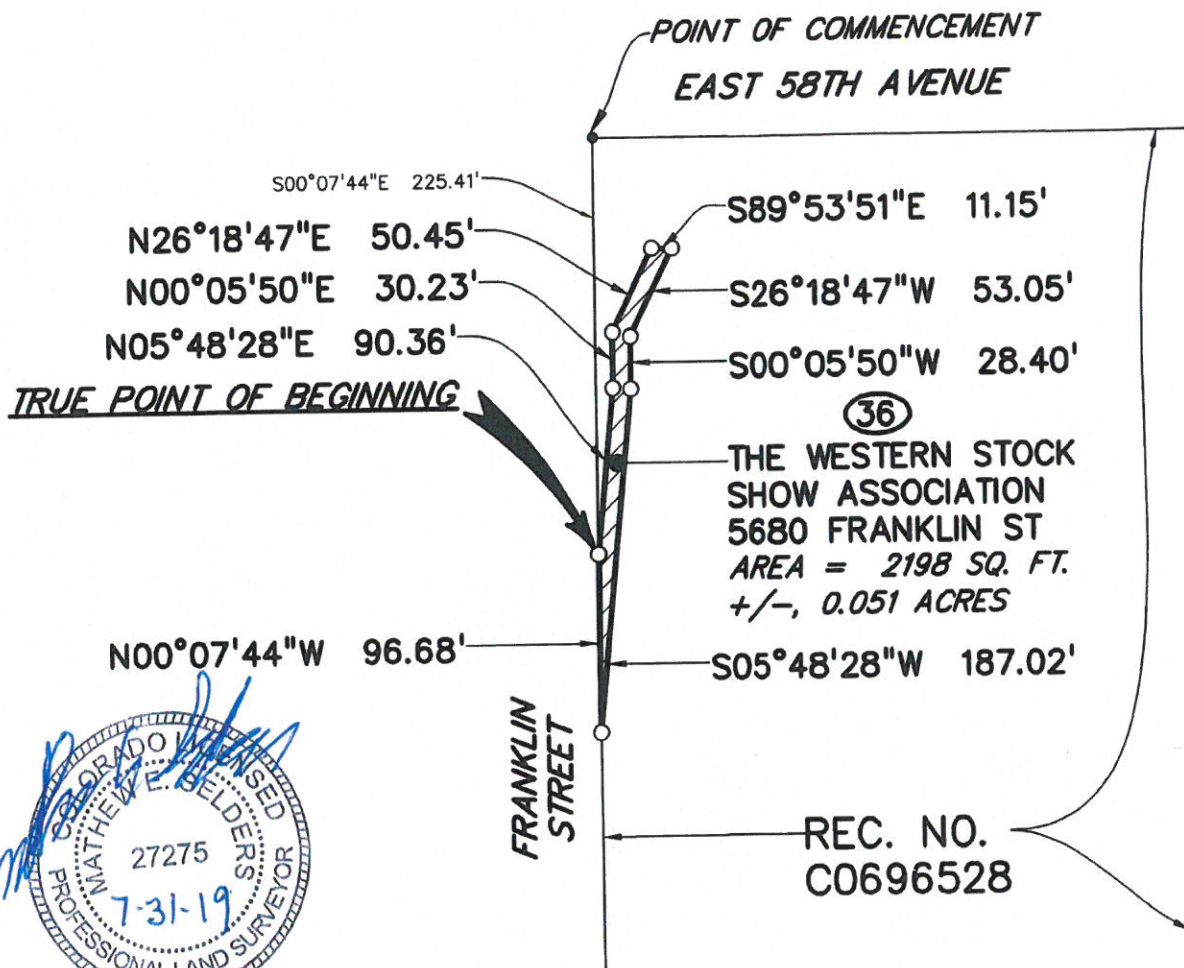




# EXHIBIT

## PARCEL TCE-36

### TEMPORARY CONSTRUCTION EASEMENT



SCALE 1" = 100'

#### NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;  
 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**Drexel, Barrell & Co.** Engineers/Surveyors  
 1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338

BOULDER, COLORADO (303) 442-4338  
 COLORADO SPRINGS, COLORADO (719) 260-0887  
 GREELEY, COLORADO (970) 351-0845

Revisions - Date	Date 7/31/19	Drawn By MNF	Job No. <b>20961-00</b>
	Scale 1"=100'	Checked By MES	Drawing No. <b>IN FILE</b>