

Right-of-Way Agreement

This Agreement is made and entered into by and between **Edward J. Bauer and Carol L. Bauer** whose address is **7631 Fernando Road, Denver, CO 80221** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at **7631 Fernando Road, Denver, CO 80221** hereinafter (the "Property") for the Miscellaneous Concrete and ADA Ramps Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **TWO HUNDRED AND NO/100 DOLLARS (\$200.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$200.00 for the acquisition of road right-of-way. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

5. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
6. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
7. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
8. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By: Edward J. Bauer
Edward J. Bauer

By: Carol L. Bauer
Carol L. Bauer

Date: 10-19-2020

Date: 10-19-2020

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT "A"

**DEED FROM EDWARD J. BAUER AND CAROL L. BAUER,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of Lot 9 Block 23 of the SHERRELWOOD ESTATES FILING NO. 1, a Subdivision recorded on December 24, 1958 in File No. 10 Map 301 Reception No. 569158 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the most Northerly Corner of said Lot 9, thence South 32°25'08" East, along the Northeast line of said Lot 9, a distance of 1.00 feet;

Thence leaving said Northeast line, North 79°49'57" West, a distance of 1.35 feet to the Northwest line of said Lot 9;

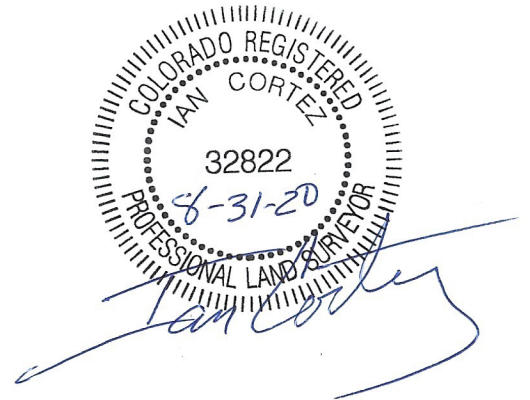
Thence North 52°45'14" East, along the Northwest line of said Lot 9, a distance of 1.00 feet to the Point of Beginning.

Containing: 0.5 square feet, more or less.

Legal description prepared by:

Ian Cortez, PLS
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

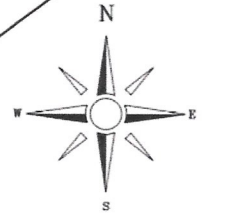
Exhibit "B" attached and hereby made a part thereof.



ADAMS COUNTY PUBLIC WORKS

EXHIBIT "B"

LOCATED in the NW1/4 of SEC 34, T2S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



0 15 30 Feet

LINEAL UNITS =
US SURVEY FEET

DRAKE STREET

POINT OF
BEGINNING

L3 L1
L2

AREA = 0.5 S.F.,±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°25'08"E	1.00'
L2	N79°49'57"W	1.35'
L3	N52°45'14"E	1.00'

FERNANDO ROAD

EDWARD J. BAUER AND
CAROL L. BAUER

7631 FERNANDO ROAD
PN: 1719-34-2-27-001

LOT 9 BLOCK 23
SHERRELWOOD ESTATES
FILING NO. 1



Ian Cortez

THIS DAY: May 28, 2020 CREATED BY: cortez

THIS EXHIBIT IS NOT A BOUNDARY
SURVEY AND SHOULD NOT BE USED AS
SUCH. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED LEGAL DESCRIPTION.

