

Right-of-Way Agreement

This Agreement is made and entered into by and between **Sang Soo, LLC, a Colorado limited liability company**, whose address is **7855 York Street Denver, CO 80229** ("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 address of property being conveyed hereinafter (the "Property") for the York Street Improvements 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 **NINETEEN THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$19,550.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. 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. The 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 Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. 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.

6. 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.
7. 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.
8. 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.
9. The 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.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

Sang Soo Enterprises LLC, a Colorado limited liability company

By: 

Name: Sang S Lee

Date: 4/21/2021

Approved:

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

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-204
PROJECT NUMBER: IMP-3056-1603
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A tract or parcel of land No. RW-204 of Adams County Project Number IMP-3056-1603, containing 1,776 square feet, more or less, being Plot 4, Ciancio Subdivision First Filing, a subdivision recorded on November 17, 1969, in File 12 Map 176 of the records of the Adams County Clerk and Records Office, situated in the Northeast Quarter of Section 35 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 35 whence the East Line of the Northeast quarter of Section 35 bears S00°12'25"W a distance of 2632.49 feet;
Thence S02°50'32"W a distance of 1087.53 feet to the southeast corner of said Plot 4 and the
POINT OF BEGINNING PARCEL RW-204;

Thence S89°44'23"W along the southerly boundary of said Plot 4, a distance of 24.24 feet;
Thence N07°27'39"E a distance of 99.97 feet to a point on the northerly boundary of said Plot 4;
Thence N89°45'26"E along the northerly boundary of said Plot 4 a distance of 11.62 feet to a point on the easterly boundary of said Plot 4;
Thence S00°12'25"W along said easterly boundary, a distance of 99.06 feet to the
POINT OF BEGINNING PARCEL RW-204.

Containing 1,776 sq. ft. +/-

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

Jerry R. Johnson, PLS 29417
Date:
For and on Behalf of
Petroleum Field Services, LLC
d.b.a. Ascent Geomatics Solutions



30.00' W.C. NE COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG
LS 25369 2000"

NE COR. SEC. 35
(CALCULATED POSITION)
P.O.C. RW-204

NE 1/4, NE 1/4
SEC 35
T2S, R68W 6TH P.M.

N89°26'42"E
30.00'

S02°50'32"W
1087.53'

N89°45'26"E 11.62'

OWNER:
SANG SOO ENTERPRISES
7855 YORK ST
DENVER, CO 80229

RW-204
1,776 SQ FT +/-

N07°27'39"E 99.97'

S00°12'25"W 99.06'

YORK ST.

S89°44'23"W 24.24'

P.O.B.
RW-204

S00°12'25"W 2632.49'
(BASIS OF BEARINGS)
E. LINE NE 1/4 SEC. 35



JERRY R JOHNSON
DATE: 2/24/20
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS



GRAPHIC SCALE: 1" = 50'

EAST QUARTER COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "PLS 6973 1993"

NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.



ADAMS COUNTY
COLORADO



Ascent Geomatics Solutions
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128



RockSol
Consulting Group, Inc.

12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350

EXHIBIT "B"

YORK ST - 78TH AVE TO 88TH AVE

RW-204

SANG SOO ENTERPRISES

File Name: RCG_B180001-RW-204

Project No. IMP-3056-1603

Print Date: 01-20-2020

Sheet: 2 of 2