

UTILITY EASEMENT

UTILITY EASEMENT (the "Easement") is made this _____ of _____ ("Effective Date"), by CITY OF COMMERCE CITY, a home rule municipality existing pursuant to the laws of the State of Colorado with an address of 7887 E. 60th Avenue, Commerce City, CO 80022 ("City or Grantor"), to 27J Schools, with a principal place of business at 18551 E. 160th Ave, Brighton, CO 80601 ("Grantee") and referred to collectively as Parties.

The Parties hereto, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the adequacy of which is acknowledged by the Parties, the following agreements and understandings are made:

1. GRANT OF EASEMENT. Grantor grants to Grantee, its agents, successors, and assigns, a perpetual and non-exclusive easement over, across, under, on and through the Property, as depicted in more detail on **Exhibit A, Exhibit B, and Exhibit C** attached hereto and incorporated herein ("Easement Property"), for the construction, operation, maintenance, replacement, enlargement, reconstruction, improvement, inspection, repairs and removal of underground utility, electrical and communications facilities and all fixtures and devices appurtenances (the "Facilities"), together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement ("Easement"). The Easement shall include a right to use as much of City's adjacent property as reasonably necessary to install, inspect, maintain, repair, and replace the Facilities, provided such use shall not continue for more than 60 consecutive days and provided further that Grantee restores the property used and repairs any damage to the land and any improvements or fixtures there on.

2. OTHER TERMS.

- a. Grantor, for itself and for its successors, agents, lessees, and assigns, does hereby covenant and agree that no permanent building or permanent structure shall be placed on the Easement Property.
- b. The Grantee shall have and exercise the right of subjacent and lateral support for the full and complete use of the Easement. Grantee assumes the risk that Grantor's use of the Easement Property may damage or otherwise impair Grantee's use or access to Facilities. Any construction upon or adjacent to the Easement Property shall conform to the requirements concerning excavation codified at Title 9, Article 1.5 of the Colorado Revised Statutes.
- c. Grantee agrees to hold harmless the Grantor from any and all claims arising from the use of Easement Property by Grantee, its successors, agents, licensees, or guests. Grantee and its successors, assigns, together with licensees, and guests, agree to release the Grantor from any and all claims arising from the construction, installation, use, maintenance, repair replacement, operations or other acts associated with the Facilities on the Easement Property, except for claims arising from negligence on the part of or the willful misconduct of the Grantor, its successors and assigns, and its agents and employees for which the Grantor may be liable under applicable law. Grantee shall be responsible for, and shall fully indemnify the Grantor for any corrective action (including risk assessment, active remediation, passive remediation, voluntary cleanup, investigation, and monitoring) of any environmental contamination resulting from Grantee's use of the Easement Property, including without limitation the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water,

groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act, 42 U.S.C. § 7401, *et seq.*; the Occupational Safety and Health Act, 29 U.S.C. § 651, *et seq.*; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

3. RESERVATION OF USE AND OCCUPANCY.

- a. Grantor retains the right to the use and occupancy of the Easement Property, even if said use is inconsistent with Grantee's ability to access its Facilities. Grantor retains the rights to occupy the surface of the Easement Property for the purpose of constructing, maintaining, or accessing the Facilities, or any improvements upon Grantor's adjacent property, to the extent that Grantor does not disturb Grantee's Facilities.
- b. Insofar as such use and occupancy is consistent with the terms of this Easement and does not impair the Grantee's use or the purpose of the Easement. Grantee's rights to use the Easement Property as provided by this Agreement shall be subordinate to Grantor's rights provided herein.
- c. Grantee shall provide notice to Grantor concerning any construction, or maintenance to Grantee's Facilities.

4. ENFORCEABILITY; NO WAIVER. If a court of competent jurisdiction holds any provision of this Easement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Easement. Neither Grantor's nor the Grantee's failure to insist, in any one or more instances, upon a strict performance of any of the obligations, covenants, or agreements herein contained, or the Grantor's or the Grantee's failure, in any one or more instances, to exercise any option, privilege, or right, shall in no way be construed to constitute a waiver, relinquishment, or release of such obligations, covenants, or agreements, nor forbearance by Grantor or the Grantee of any default under this Easement shall in any manner be construed as a waiver of such default.

5. ASSIGNMENT. Grantee may only assign its rights under this Easement upon consent from Grantor.

6. NO WAIVER OF GOVERNMENTAL IMMUNITY. No term or condition of this Easement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections or other provisions of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.*

7. **EASEMENT TO RUN WITH LAND; RECORDATION.** The Easement shall run with the land and perpetually encumber the above-described Property.


8. **WARRANTY OF TITLE.** Grantor has not and does not make any express, implied, or statutory warranties or representations of any kind to Grantee concerning Grantor's Title to Easement Property.

9. **REVOICATION.** Grantor reserves the right to relocate this Easement in the event that Grantee's Facilities need to be relocated to allow for Grantor's use of adjacent property. In the event that Grantor exercises this right of revocation, Grantor will provide an alternative location for Grantee's Facilities.

IN WITNESS WHEREOF, the undersigned has set his hands effective the day and year first above written.

GRANTOR:

27J Schools

By: 
Jeremy Heide
CIO

ATTEST (if necessary)

By: _____

Name

Title

Florida

STATE OF ~~COLORADO~~)

walton) ss.

COUNTY OF ~~ADAMS~~)

Signed before me on this 12 day of October, 2022, by Jeremy Heide (name of individual), as CIO [title of authority, officer], of 27J Schools [name of party or entity].

My Commission expires: March 6, 2026

(SEAL)




Notary Public

THE CITY OF COMMERCE CITY, CO

Jason Rogers, Acting City Manager

ATTEST:

Dylan A. Gibson, City Clerk

Approved as to form:

City Attorney

LEGAL DESCRIPTION FOR

EXHIBIT "A"

PROJECT #: 210021007150B

LEGAL DESCRIPTION

A 10-FOOT EASEMENT, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE, TO BE GRANTED FOR CONDUIT LOCATED ON THE SOUTH FACE OF THE BRIDGE IN EAST 96TH AVENUE OVER SECOND CREEK, AND LOCATED IN THE PARCEL OWNED BY THE CITY OF COMMERCE CITY AND RECORDED WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AS PARCEL C IN RECEPTION NO. 2007000082031, AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE:

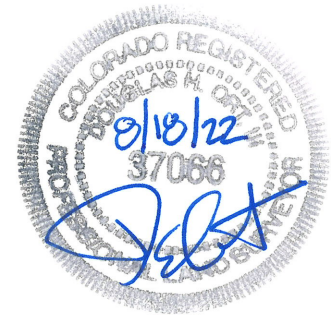
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE S17°29'44"W, 212.52 FEET TO THE EAST END OF THE SOUTH FACE OF SAID BRIDGE AND THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF SAID 10-FOOT EASEMENT, S89°59'23"W, 113.03 FEET TO THE WEST END OF THE SOUTH FACE OF SAID BRIDGE TO THE POINT TERMINUS, FROM WHICH THE NORTH EAST CORNER OF SAID SECTION 20 BEARS N41°06'49"E, 269.05 FEET.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, BEING S00°12'10"W, AS MEASURED USING COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE NORTH BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 37890, AND AS MONUMENTED ON THE SOUTH BY A FOUND 3.25" BRASS CAP STAMPED PLS 34988. . AS SHOWN ON THE ILLUSTRATION FOR EXHIBIT "A" ATTACHED HERETO, AND MADE A PART HEREOF.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



DOUGLAS H. ORT, III, PLS 37066
 DATE: AUGUST 5, 2022
 JOB NO: 21007150B
 FOR AND ON BEHALF OF
 COLLIER ENGINEERING AND DESIGN
 7110 WEST JEFFERSON AVE., SUITE 100
 LAKEWOOD, CO 80235
 PH: 720.235.9593
 WWW.COLLIERENGINEERING.COM



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27J
 PHASE B

EASEMENT LOCATED IN
 THE NE1/4 OF SECTION 20,
 T2S, R66W OF THE 6TH P.M.

COUNTY OF ADAMS
 STATE OF COLORADO



Know what's below.
 Call before you dig.

STATE REQUIRED FILE NUMBER
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS
 VISIT: WWW.CALL811.COM

DENVER OFFICE

Academy Park Plaza
 7110 West Jefferson Avenue,
 Suite 100
 Lakewood, CO 80235

Phone: 303.731.6216
 Fax: 303.632.2445

EXHIBIT

SCALE	DATE	DRAWN BY:	CHECKED BY:
AS SHOWN	8/5/2022	LCB	DHO
PROJECT NUMBER	DRAWING NAME:		
21007150B	21007150B		

SHEET TITLE:	
PARCEL DESCRIPTION	

SHEET NUMBER:
1 of 2

EXHIBIT "A"

LOCATED IN THE NE 1/4 SECTION 20, T2S, R66W OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

OWNER: CITY OF COMMERCE CITY
EAST 96TH AVENUE
(ROW VARIES)

FOUND 3.25" ALUMINUM CAP
PLS 37890 2016
ACCEPTED AS THE
NE CORNER OF SECTION 20

NORTH LINE OF THE NE1/4, SECTION 20

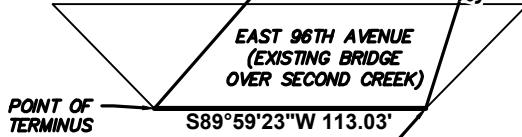
POINT OF COMMENCEMENT

OWNER: CITY OF COMMERCE CITY
PARCEL B
REC# 20040930000973120

OWNER: CITY OF COMMERCE CITY
TRACT H
BUFFALO HIGHLANDS FILING NO. 1
REC# 2016000109618

N4:1°06'49"E 269.05'

S17°29'44"W 212.52'



POINT OF TERMINUS S89°59'23"W 113.03'

POINT OF BEGINNING
(10' EASEMENT)

OWNER: CITY OF COMMERCE CITY
PARCEL C
REC# 2007000082031

OWNER: CITY OF COMMERCE CITY
EAST 96TH AVENUE
(120' ROW)

OWNER: CITY OF COMMERCE CITY
TRACT G
BUFFALO HIGHLANDS FILING NO. 1
REC# 2016000109618

FOUND 3.25" BRASS CAP
PLS 34988 2012
ACCEPTED AS THE
EAST 1/4 CORNER
OF SECTION 20

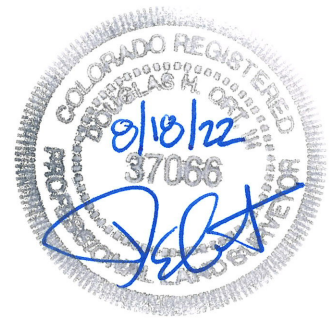
EAST LINE OF THE NE1/4, SECTION 20
S00°12'10"W



PLAN
1"=80'

NOTES:

1. NOTICE: ACCORDING TO COLORADO STATE 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THE OWNERSHIP INFORMATION AND RECEPTION NUMBERS SHOWN HEREON ARE TAKEN FROM THE ADAMS COUNTY ASSESSORS GIS.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, BEING S00°12'10"W, AS MEASURED USING COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE NORTH BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 37890, AND AS MONUMENTED ON THE SOUTH BY A FOUND 3.25" BRASS CAP STAMPED PLS 34988.



DOUGLAS H. ORT III, PLS 37066 AUGUST 5, 2022
FOR AND ON BEHALF OF COLLIERS ENGINEERING AND DESIGN

THIS EXHIBIT AND LEGAL DESCRIPTION DOES NOT REPRESENT A LAND SURVEY PLAT, AN IMPROVEMENT SURVEY PLAT OR A BOUNDARY SURVEY.



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27J
PHASE B

EASEMENT LOCATED IN THE NE1/4 OF SECTION 20, T2S, R66W OF THE 6TH P.M.

COUNTY OF ADAMS
STATE OF COLORADO



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DENVER OFFICE
Academy Park Plaza
7110 West Jefferson Avenue,
Suite 100
Lakewood, CO 80235
Phone: 303.731.6216
Fax: 303.632.2445

EXHIBIT

SCALE: AS SHOWN	DATE: 8/5/2022	DRAWN BY: LCB	CHECKED BY: DHO
PROJECT NUMBER: 21007150B	DRAWING NAME: 21007150B		

SHEET TITLE:
PARCEL EXHIBIT

SHEET NUMBER:
2 of 2

LEGAL DESCRIPTION FOR

EXHIBIT "B"

PROJECT #: 210021007150B

LEGAL DESCRIPTION

A 10-FOOT EASEMENT, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE, TO BE GRANTED FOR CONDUIT LOCATED IN THE PARCEL OWNED BY THE CITY OF COMMERCE CITY AND RECORDED WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AS PARCEL C IN RECEPTION NO. 2007000082031, AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE:

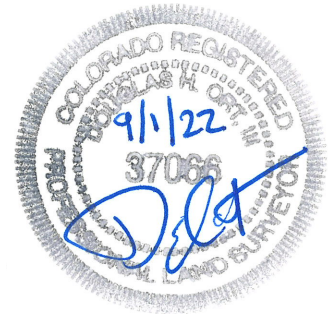
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE S00°12'10"W, 202.47 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL C, BEING THE POINT OF BEGINNING;

THENCE S89°48'26"W, 63.17 FEET TO THE EAST END OF THE SOUTH FACE OF SAID BRIDGE AND THE POINT TERMINUS, FROM WHICH THE NORTH EAST CORNER OF SAID SECTION 20 BEARS N17°29'44"E, 212.52 FEET.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, BEING S00°12'10"W, AS MEASURED USING COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE NORTH BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 37890, AND AS MONUMENTED ON THE SOUTH BY A FOUND 3.25" BRASS CAP STAMPED PLS 34988. . AS SHOWN ON THE ILLUSTRATION FOR EXHIBIT "A" ATTACHED HERETO, AND MADE A PART HEREOF.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



DOUGLAS H. ORT, III, PLS 37066
 DATE: SEPTEMBER 1, 2022
 JOB NO: 21007150B
 FOR AND ON BEHALF OF
 COLLIERS ENGINEERING AND DESIGN
 7110 WEST JEFFERSON AVE., SUITE 100
 LAKEWOOD, CO 80235
 PH: 720.235.9593
 WWW.COLLIERSENGINEERING.COM



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27J
 PHASE B

EASEMENT LOCATED IN
 THE NE1/4 OF SECTION 20,
 T2S, R66W OF THE 6TH P.M.

COUNTY OF ADAMS
 STATE OF COLORADO



PROTECT YOURSELF
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 OF EXCAVATORS, DESIGNERS, OR
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EXHIBIT

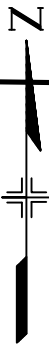
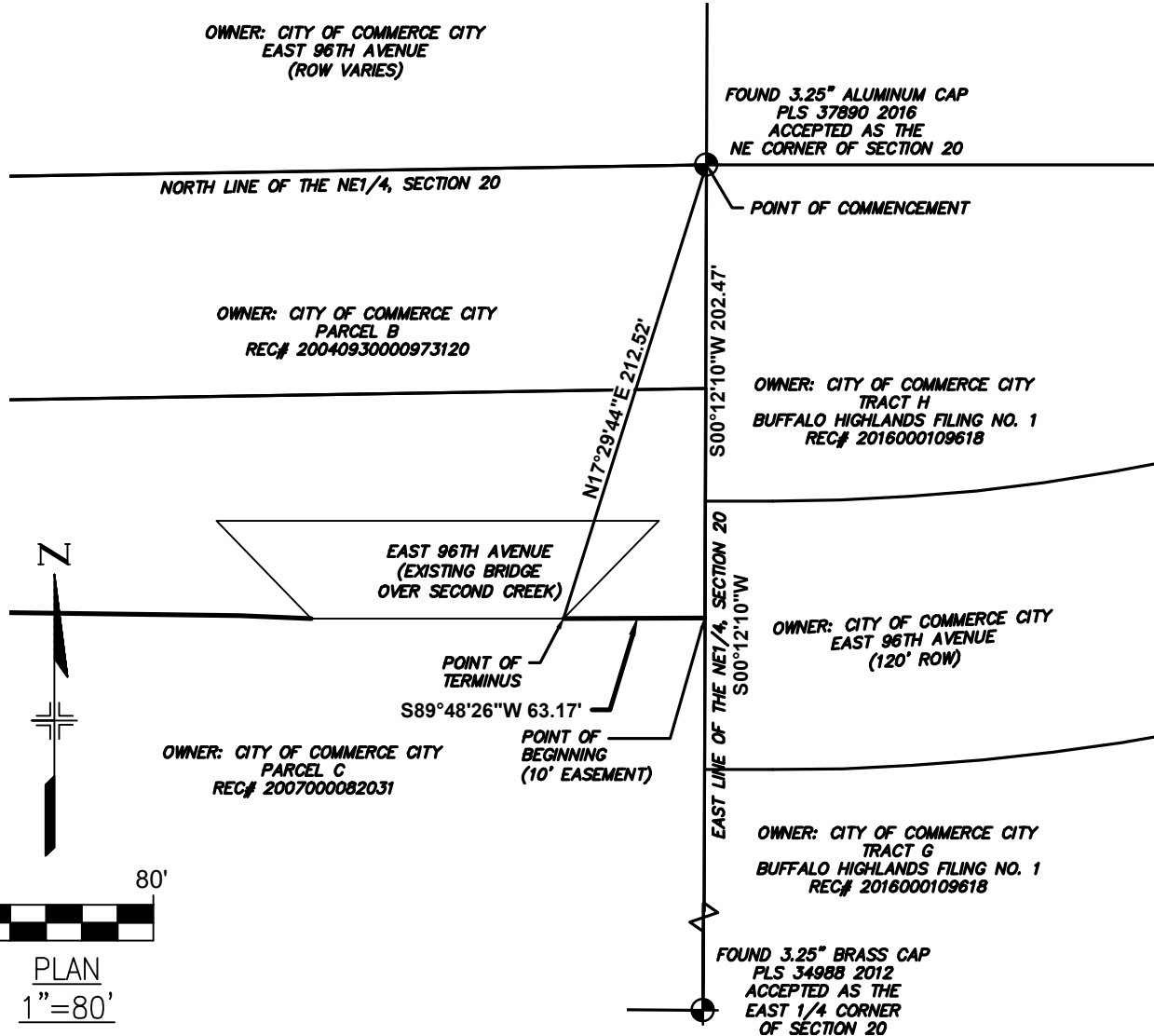
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	8/5/2022	LCB	DHO
PROJECT NUMBER	DRAWING NAME		
21007150B	21007150B		

SHEET TITLE:
PARCEL DESCRIPTION

SHEET NUMBER:
 1 of 2

EXHIBIT "B"

LOCATED IN THE NE 1/4 SECTION 20, T2S, R66W OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



PLAN
1"=80'

NOTES:

- NOTICE: ACCORDING TO COLORADO STATE 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE OWNERSHIP INFORMATION AND RECEPTION NUMBERS SHOWN HEREON ARE TAKEN FROM THE ADAMS COUNTY ASSESSORS GIS.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, BEING S00°12'10"W, AS MEASURED USING COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE NORTH BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 37890, AND AS MONUMENTED ON THE SOUTH BY A FOUND 3.25" BRASS CAP STAMPED PLS 34988.



DOUGLAS H. ORT III, PLS 37066 SEPTEMBER 1, 2022
FOR AND ON BEHALF OF COLLIERS ENGINEERING AND DESIGN

THIS EXHIBIT AND LEGAL DESCRIPTION DOES NOT REPRESENT A LAND SURVEY PLAT, AN IMPROVEMENT SURVEY PLAT OR A BOUNDARY SURVEY.

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	SCALE AS SHOWN	DATE 8/5/2022	DRAWN BY: LCB	CHECKED BY: DHO							
	PROJECT NUMBER: 21007150B	DRAWING NAME: 21007150B									
	<p>EASEMENT LOCATED IN THE NE1/4 OF SECTION 20, T2S, R66W OF THE 6TH P.M.</p>	<p>DENVER OFFICE Academy Park Plaza 7110 West Jefferson Avenue, Suite 100 Lakewood, CO 80235 Phone: 303.731.6216 Fax: 303.632.2445</p>	<p>SHEET TITLE: PARCEL EXHIBIT</p>								
<p>COUNTY OF ADAMS STATE OF COLORADO</p>	<p>SHEET NUMBER: 2 of 2</p>										

LEGAL DESCRIPTION FOR

EXHIBIT "C"

PROJECT #: 21007150B

LEGAL DESCRIPTION

A 10-FOOT EASEMENT, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE, TO BE GRANTED FOR CONDUIT LOCATED IN THE PARCEL OWNED BY THE CITY OF COMMERCE CITY AND RECORDED WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AS PARCEL C IN RECEPTION NO. 2007000082031, AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE S41°06'49"W, 269.05 FEET TO THE WEST END OF THE SOUTH FACE OF SAID BRIDGE ON EAST 96TH AVENUE OVER SECOND CREEK, BEING THE POINT OF BEGINNING;

THENCE N87°58'28"W, 32.02 FEET;

THENCE N89°14'28"W, 122.89 FEET;

THENCE N83°27'06"W, 139.28 FEET;

THENCE N72°35'14"W, 242.90 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL C, THE POINT TERMINUS, FROM WHICH THE NORTH EAST CORNER OF SAID SECTION 20 BEARS N80°59'03"E, 710.71 FEET.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, BEING S00°12'10"W, AS MEASURED USING COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE NORTH BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 37890, AND AS MONUMENTED ON THE SOUTH BY A FOUND 3.25" BRASS CAP STAMPED PLS 34988. . AS SHOWN ON THE ILLUSTRATION FOR EXHIBIT "A" ATTACHED HERETO, AND MADE A PART HEREOF.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



DOUGLAS H. ORT, III, PLS 37066
 DATE: OCTOBER 20, 2022
 JOB NO: 21007150B
 FOR AND ON BEHALF OF
 COLLIERS ENGINEERING AND DESIGN
 7110 WEST JEFFERSON AVE., SUITE 100
 LAKEWOOD, CO 80235
 PH: 720.235.9593
 WWW.COLLIERSENGINEERING.COM



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27J
 PHASE B

EASEMENT LOCATED IN
 THE NE1/4 OF SECTION 20,
 T2S, R66W OF THE 6TH P.M.

COUNTY OF ADAMS
 STATE OF COLORADO



Know what's below.
 Call before you dig.

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION
 OF EXCAVATORS, DESIGNERS, OR
 ANY PERSON PREPARING TO
 DISTURB THE EARTH'S SURFACE
 ANYWHERE IN ANY STATE
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DENVER OFFICE
 Academy Park Plaza
 7110 West Jefferson Avenue,
 Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216
 Fax: 303.632.2445

EXHIBIT

SCALE	DATE	DRAWN BY:	CHECKED BY:
AS SHOWN	8/5/2022	LCB	DHO
PROJECT NUMBER	DRAWING NAME		
21007150B	21007150B		

SHEET TITLE:
PARCEL DESCRIPTION

SHEET NUMBER:
 1 of 2

EXHIBIT "C"

LOCATED IN THE NE 1/4 SECTION 20, T2S, R66W OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

OWNER: CITY OF COMMERCE CITY
 EAST 96TH AVENUE
 (ROW VARIES)

POINT OF COMMENCEMENT

NORTH LINE OF THE NE1/4, SECTION 20

N80°59'03"E 710.71'

OWNER: CITY OF COMMERCE CITY
 PARCEL B
 REC# 20040930000973120

S41°06'49"W 269.05'

POINT OF TERMINUS

N72°35'14"W 242.90'

N83°27'06"W 139.28'

N89°14'28"W 122.89'

N87°58'28"W 32.02'

EAST 96TH AVENUE
 (EXISTING BRIDGE
 OVER SECOND CREEK)

POINT OF BEGINNING
 (10' EASEMENT)

OWNER: CITY OF COMMERCE CITY
 PARCEL C
 REC# 2007000082031

EAST LINE OF THE NE1/4, SECTION 20
 S00°12'10"W



PLAN
 1" = 100'



NOTES:

- NOTICE: ACCORDING TO COLORADO STATE 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE OWNERSHIP INFORMATION AND RECEPTION NUMBERS SHOWN HEREON ARE TAKEN FROM THE ADAMS COUNTY ASSESSORS GIS.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, BEING S00°12'10"W, AS MEASURED USING COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE NORTH BY A FOUND 3.25" ALUMINUM CAP STAMPED PLS 37890, AND AS MONUMENTED ON THE SOUTH BY A FOUND 3.25" BRASS CAP STAMPED PLS 34988.



DOUGLAS H. ORT III, PLS 37066 OCTOBER 20, 2022
 FOR AND ON BEHALF OF COLLIERS ENGINEERING AND DESIGN

THIS EXHIBIT AND LEGAL DESCRIPTION DOES NOT REPRESENT A LAND SURVEY PLAT, AN IMPROVEMENT SURVEY PLAT OR A BOUNDARY SURVEY.

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	PROJECT NUMBER: 21007150B	DRAWING NAME: 21007150B									
	<p>EASEMENT LOCATED IN THE NE1/4 OF SECTION 20, T2S, R66W OF THE 6TH P.M.</p>	<p>DENVER OFFICE Academy Park Plaza 7110 West Jefferson Avenue, Suite 100 Lakewood, CO 80235 Phone: 303.731.6216 Fax: 303.632.2445</p>	<p>SHEET TITLE: PARCEL EXHIBIT</p>								
<p>COUNTY OF ADAMS STATE OF COLORADO</p>	<p>SHEET NUMBER: 2 of 2</p>										