

**UNIFORM EASEMENT DEED AND REVOCABLE  
STORM DRAINAGE LICENSE AGREEMENT**

This Uniform Easement Deed and Revocable Storm Drainage License Agreement ("Agreement") is made this 17 day of JULY, 2025, between HIBBARD GROUP DEVELOPMENT LLC, a Colorado Limited Liability Company, whose principal place of business is 12656 E Jamison Pl, Ste 2, Englewood, CO 80112 (the "Owner"), and THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, a body corporate and politic, whose legal address is 5334 South Prince Street, Littleton, Colorado 80166 (the "County").

Owner is the owner in fee simple of the property identified as Lot 1, Block 1, Dove Valley Business Park Subdivision Filing No. 11, as more specifically described as set forth in Exhibit A (the "Development"). Owner wishes to grant, and County wishes to receive, an easement on the Development located as set forth in Exhibit B (the "Easement Property"). Further, Owner desires a license from the County to use certain components of County's storm drainage facilities to discharge approved volumes of clean stormwater from the Development. The County has agreed to license Owner's use upon the terms of this Agreement, which includes the grant by Owner of a permanent drainage and storm drainage easement to the County.

For and in consideration of the sum of Ten Dollars and NO/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner, on behalf of itself, its successors, tenants, licensees, heirs, and assigns, hereby grants and conveys to County, its successors and assigns, a permanent easement to enter, re-enter, occupy and use the Easement Property, and warrants the title to the same, for the purpose of constructing, connecting, disconnecting, rerouting, enlarging, removing, repairing, operating, monitoring and testing, and maintaining above-ground, surface, and underground:

storm sewer facilities, detention ponds, and related drainage facilities

which may include all necessary above-ground, surface, and underground facilities and appurtenances related thereto, including but not limited to: mains, manholes, conduits, valves, pavement, vaults, ventilators, retaining walls, drop structures, inlets, outfalls, erosion control structures, culverts, pipes, electric or other control systems, cable, wires and connections, including telephone wiring; in, upon, under, through and across the Easement Property, upon the terms and conditions stated in Resolution 970877, adopted by the Board of County Commissioners for Arapahoe County and recorded at Reception No. A7066570 (the "Resolution"), incorporated herein by this reference.

County hereby grants to Owner and to the successors, heirs and permitted assigns of Owner, a revocable license ("License") to discharge approved quantities and flows, as set forth in the Phase III Drainage Report for Dove Valley Flex Building at 12826 E. Adams Aircraft Circle, dated September 23, 2024, of clean stormwater into County's storm drainage collector facility Inlet IN-B (ex. public 15' Type R inlet) located adjacent to the right of way for E. Adams Aircraft Circle, in Arapahoe County, Colorado (the "Outfall"), upon the terms and conditions stated in the Resolution, incorporated herein by this reference.

This Agreement relates to that certain Administrative Site Plan (the "Plan") and known as ASP24-004.

The Special Conditions, if any, attached to this instrument are a part of this instrument and if in conflict with any other term shall supersede and control over any other term.

The parties intend that the terms of this Agreement be interpreted in accordance with the requirements of the Improvements Agreement ("IA") associated with the Plan. In the event of irreconcilable conflict between or among the terms of this Agreement or the terms of the IA or the Plan, the terms of this Agreement shall control.

This Agreement shall be recorded in the real property records of Adams County, Colorado, and shall run with the land. Termination, revocation or nonrenewal of the License shall not affect County's rights granted under this Agreement. Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, successors and assigns of the Owner and County.

The County may be assign its rights under this Agreement, in whole or in part. Upon such assignment the County shall be released from all obligations and liabilities to the extent so assigned.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement.

Owner: HIBBARD GROUP DEVELOPMENT LLC

by: Robert A. Hibbard owner/CEO  
NAME TITLE

STATE OF COLORADO  
COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me this 17 day of July, 2025 by Robert Hibbard, as owner/CEO of Hibbard Group Development.

Katherine Hibbard  
Notary Signature

Notary Public  
Title of Office



For the Board of County Commissioners Arapahoe County

\_\_\_\_\_  
Bryan Weimer, Director, Public Works and Development  
Authorization pursuant to Resolution No. \_\_\_\_\_

## EXHIBIT "B"

### DRAINAGE EASEMENT DESCRIPTION:

A DRAINAGE EASEMENT LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, SAID PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EASTERLY LOT LINE OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, WHICH IS ASSUMED TO BEAR S 20°07'41" W, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11;

THENCE S 20°07'41" W, ON THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 11.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 20°07'41" W, ON SAID EASTERLY LINE, A DISTANCE 30.55 FEET;

THENCE N 58°57'57" W, A DISTANCE OF 199.84 FEET;

THENCE N 32°44'16" E, A DISTANCE OF 15.14 FEET;

THENCE N 30°49'14" E, A DISTANCE 32.16 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 37°27'04", A LENGTH OF 9.80 FEET, A CHORD BEARING SOUTH 59°50'46" EAST, 9.63 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 01°54'46", A LENGTH OF 10.85 FEET, A CHORD BEARING SOUTH 42°04'38" EAST, 10.85 FEET;

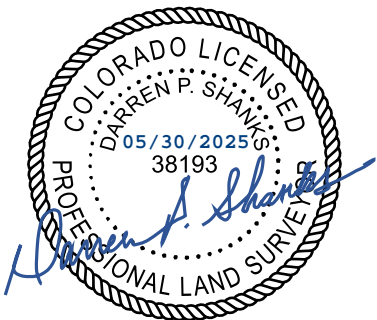
THENCE S 30°49'14" W, A DISTANCE 14.29 FEET;

THENCE S 58°57'57" E, A DISTANCE OF 173.66 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 6,235.24 SQ. FT., MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

### SURVEYOR'S STATEMENT

I, DARREN P. SHANKS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE EASEMENT DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DARREN P. SHANKS, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS 38193  
FOR AND ON BEHALF OF  
FARNSWORTH GROUP INC.

## Farnsworth

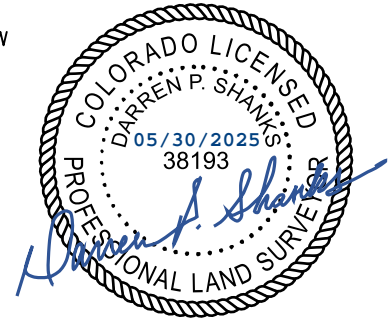
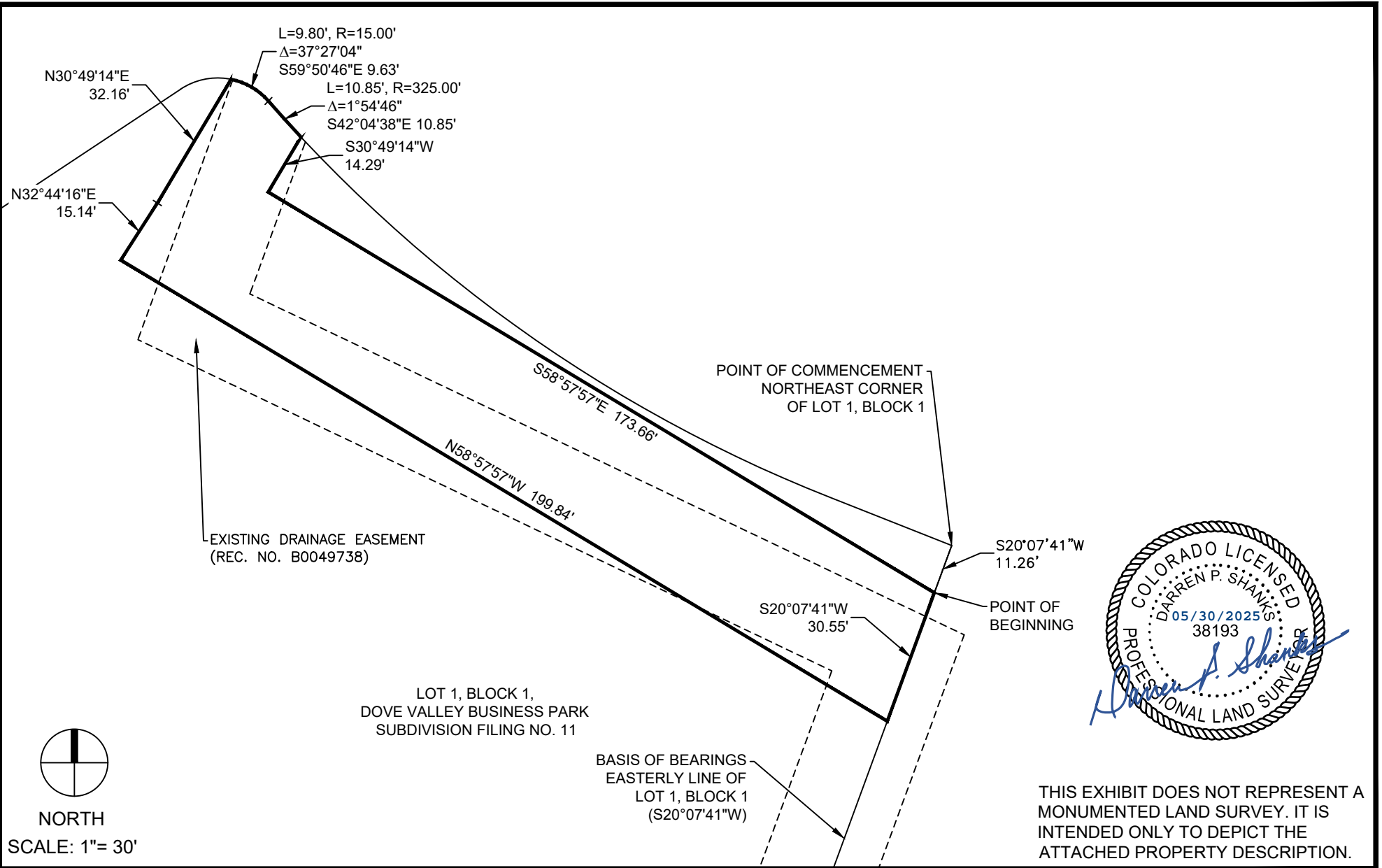
GROUP

223 WILLOW STREET  
FORT COLLINS, COLORADO 80524  
(970) 484-7477 / info@f-w.com

[www.f-w.com](http://www.f-w.com)

Engineers | Architects | Surveyors | Scientists

# EXHIBIT "B"



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

|        |              |            |
|--------|--------------|------------|
| 2 OF 2 | PROJECT NO.: | 0240287.00 |
|        | DRAWN:       | MDG        |
|        | REVIEWED:    | DPS        |
|        | DATE:        | 5/30/2025  |

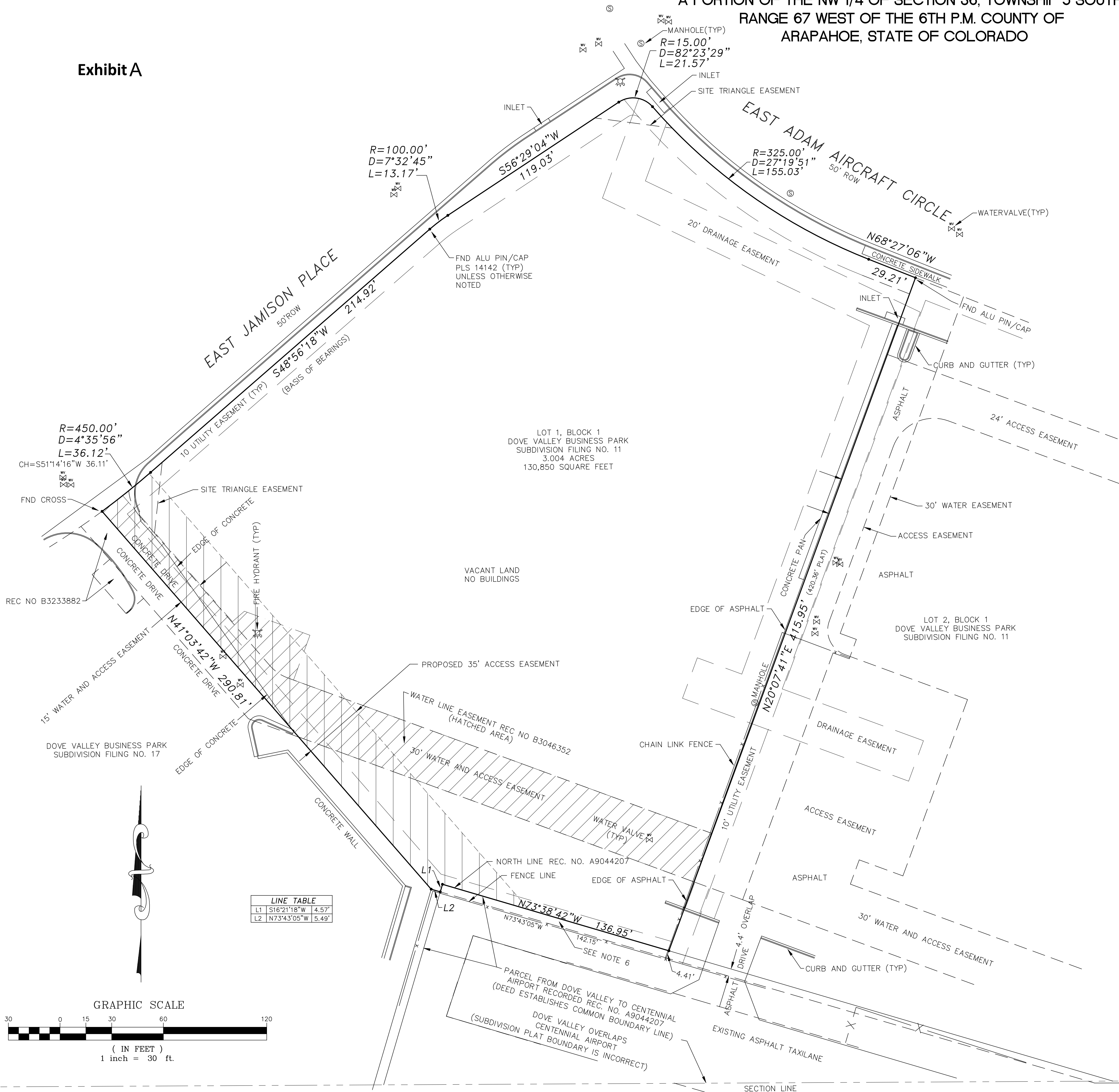
## DRAINAGE EASEMENT

**Farnsworth**  
GROUP  
2709 MCGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(309) 663-8435 / info@f-w.com

# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF  
ARAPAHOE, STATE OF COLORADO

Exhibit A



## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2000 UNDER RECEPTION NO. B0049738, PLAT BOOK 178 AT PAGES 7 AND 8, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE LAND CONVEYED TO ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY BY DEED RECORDED MARCH 16, 1999 UNDER RECEPTION NO. A9044207.

## GENERAL NOTES:

- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. ABJ70597190 EFFECTIVE 9/06/18.
- THE BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 1 ASSUMED TO BEAR S48°56'18"W BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- EXCEPTED PORTION OF SUBJECT PROPERTY.

## SCHEDULE B-SECTION 2 TITLE EXCEPTION COMMENTS:

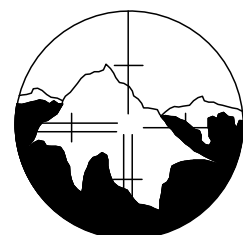
- ALL COAL, ASPHALTUM, OIL AND GAS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND, RIGHT OF INGRESS AND EGRESS TOGETHER WITH ENOUGH OF THE SURFACE AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES AS SET FORTH IN DEFINED AND DESCRIBED TO THE STATE OF COLORADO RECORDED APRIL 2, 1919 IN BOOK 95 AT PAGE 503. (NOT PLOTTABLE)
  - TERMS, CONDITIONS AND PROVISIONS OF THE DECREE OF THE WATER COURT AS SET FORTH IN THE INSTRUMENT RECORDED JUNE 17, 1981 IN BOOK 3433 AT PAGE 18 AND RECORDED FEBRUARY 25, 1983 IN BOOK 3803 AT PAGES 634, 643 AND 653. AND RECORDED AUGUST 10, 2012 UNDER RECEPTION NO. D2088698. (NOT PLOTTABLE)
  - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY INTO THE ARAPAHOE WATER AND SANITATION DISTRICT BY ORDER RECORDED JANUARY 31, 1984 IN BOOK 4077 AT PAGE 191. (NOT PLOTTABLE)
  - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY INTO THE DOVE VALLEY METROPOLITAN DISTRICT BY ORDER RECORDED APRIL 30, 1984 IN BOOK 4144 AT PAGE 749, MAY 21, 1984 IN BOOK 4163 AT PAGE 613 AND MAY 25, 1984 IN BOOK 4168 AT PAGE 252. (NOT PLOTTABLE)
  - TERMS, CONDITIONS AND PROVISIONS OF STANDARD AVIGATION AND HAZARD EASEMENT RECORDED AUGUST 03, 1998 AT RECEPTION NO. A8119977. NOTICE OF AFFIRMATION OF STANDARD AVIGATION AND HAZARD EASEMENT RECORDED MAY 17, 2011 UNDER RECEPTION NO. D1046628. (NOT PLOTTABLE)
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENT AGREEMENT AND RESTRICTION ON CONVEYANCE RECORDED APRIL 11, 2000 UNDER RECEPTION NO. B0042546. CONSENT TO CONVEYANCE AND ASSUMPTION OF LIABILITY RECORDED MAY 18, 2000 UNDER RECEPTION NO. B0059707. (NOT PLOTTABLE)
  - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DOVE VALLEY BUSINESS PARK SUBDIVISION FILING #11 RECORDED APRIL 28, 2000 UNDER RECEPTION NO. B0049738. (PLATTED EASEMENTS ARE PLOTTED AND SHOWN HEREON) PETITION FOR VACATION OF EASEMENT RECORDED JANUARY 22, 2008 UNDER RECEPTION NO. B8008593. RESOLUTION VACATING AN EASEMENT SHOWN ON SAID PLAT RECORDED JANUARY 31, 2008 UNDER RECEPTION NO. B8012086. RESOLUTION VACATING AS EASEMENT SHOWN ON SAID PLAT RECORDED MARCH 19, 2009 UNDER RECEPTION NO. B9027994. (THE VACATED EASEMENT IS NOT SHOWN HEREON)
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RELATING TO THE DEVELOPMENT OF DOVE VALLEY BUSINESS PARK SUBDIVISION FILING #11 RECORDED DECEMBER 06, 2000 UNDER RECEPTION NO. B0158327, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 10, 2002 UNDER RECEPTION NO. B2235899. (NOT PLOTTABLE)
- NOTE: CONSENT TO CONVEYANCE AND ASSUMPTION OF LIABILITY AGREEMENT RECORDED MAY 9, 2011 UNDER RECEPTION NO. D1044151.

- EASEMENT GRANTED TO ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 03, 2003 UNDER RECEPTION NO. B3046352. (PLOTTED AND SHOWN HEREON)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ARAPAHOE COUNTY WATER AND WASTWATER PUBLIC IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 19, 2003 UNDER RECEPTION NO. B3108616. (NOT PLOTTABLE)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN BARGAIN AND SALE DEED RECORDED MAY 17, 2011 UNDER RECEPTION NO. D1046628. (NOT PLOTTABLE)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED \_\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

TO:  
HIBBARD GROUP DEVELOPMENT, LLC;  
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY;  
LAND TITLE GUARANTEE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 7(a) 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/10/18.

ROBERT J. RUBINO, PLS 14142



prepared by:  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
(303) 464-9515

| REVISIONS               |                          |
|-------------------------|--------------------------|
| .                       |                          |
| REVISED 10/31/18        |                          |
| REVISED 10/31/18        |                          |
| DRAWING NO: 18204.DWG   | SHEET 1 OF 1             |
| DATE OF SURVEY: 9/10/18 | DATE OF DRAWING: 9/18/18 |
| DRAWN BY: BR            | PROJECT NO: 18204        |