

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

This Easement Deed and Revocable Storm Drainage License Agreement is made this _____ day of _____, 2021, between Valley Country Club whose legal address is 14601 Country Club Drive Aurora CO 80016 for itself and for its successors, tenants, licensees, heirs (if applicable) and assigns, (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 described in Exhibit A (the "Easement Property"). Owner desires a license to use certain components of County's storm drainage facilities to discharge approved volumes of clean stormwater from the Development. County has agreed to license Owner's use upon the terms of this Agreement, which include the grant by Owner of a permanent drainage and storm drainage easement to County. For and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner 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 the instrument recorded at **Reception No. A7066570**, incorporated herein by this reference.

County hereby grants a revocable license to Owner and to the successors, heirs and permitted assigns of Owner, to discharge approved quantities and flows of clean stormwater into County's storm drainage collector facility Cherry Creek, Arapahoe County, Colorado, (the "Outfall") upon the terms and conditions stated in the instrument recorded at Reception No. A7066570, incorporated herein by this reference.

This instrument relates to that certain Engineering Case No. EE21-031 (the "Plan") and known as Valley Country Club Clubhouse Addition

Except to the extent described in any Special Conditions, the parties intend that the terms of this License Agreement be interpreted in accordance with the requirements of the subdivision improvement agreement ("SIA") and the Plan, if any. In the event of irreconcilable conflict between or among the terms of this License Agreement or the terms of the SIA or the Plan, the terms of this License Agreement shall control.

Termination, revocation or nonrenewal of the License Agreement shall not affect County's rights granted under this Easement. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, successors and assigns of the Owner and County.

This License Agreement may be assigned, in whole or in part, by the County. Upon such assignment the County shall be released from all obligations and liabilities that run with this License Agreement.

Owner: Valley Country Club

by: M. C. Tiernan, General Manager
NAME TITLE

County of Arapahoe)
) s.s.
State of Colorado)

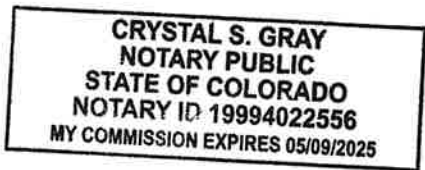
This instrument was acknowledged before me this 2nd day of Sept., 2021, by Mark Tiernan as General Manager of Valley Country Club, an authorized representative of the Owner.

My commission expires: 5/9/2025. Witness my hand and official seal.

Crystal S. Gray
Signature

Crystal S. Gray
Name of notary

14601 Country Club Dr Centennial CO 80016
Address of notary



ACCEPTANCE AND APPROVAL:
For the Board of County Commissioners of Arapahoe County

Bryan D. Weimer, Director, Public Works and Development
Authorization pursuant to Resolution No. 21-062

EXHIBIT A

{Legal Description of the Easement}

EXHIBIT A

ARAPAHOE COUNTY CASE NO. EE21-031

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED AT BOOK 984, PAGE 184 AS FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS N89°39'48"W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; SAID BEARING BASED ON GEODETIC NORTH ESTABLISHED BY GPS OBSERVATIONS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE S83°19'49"W A DISTANCE OF 1437.85 FEET TO THE POINT OF BEGINNING;

THENCE S37°07'41"W A DISTANCE OF 24.29 FEET; THENCE S44°57'16"E A DISTANCE OF 121.43 FEET; THENCE S45°02'44"W A DISTANCE OF 20.00 FEET; THENCE N44°57'16"W A DISTANCE OF 135.61 FEET; THENCE N46°22'48"W A DISTANCE OF 9.67 FEET; THENCE S68°34'18"W A DISTANCE OF 26.37 FEET; THENCE N73°20'14"W A DISTANCE OF 8.04 FEET; THENCE N39°48'18"W A DISTANCE OF 26.31 FEET; THENCE N29°31'52"W A DISTANCE OF 7.55 FEET; THENCE S45°59'50"W A DISTANCE OF 35.34 FEET; THENCE N44°00'10"W A DISTANCE OF 20.00 FEET; THENCE N45°59'50"E A DISTANCE OF 37.80 FEET; THENCE N05°52'36"W A DISTANCE OF 8.08 FEET; THENCE N12°04'46"W A DISTANCE OF 10.74 FEET; THENCE N06°57'02"E A DISTANCE OF 7.51 FEET; THENCE N21°46'03"E A DISTANCE OF 9.45 FEET; THENCE N17°41'23"E A DISTANCE OF 27.03 FEET; THENCE N74°48'34"E A DISTANCE OF 27.42 FEET; THENCE N88°15'24"E A DISTANCE OF 47.30 FEET; THENCE S65°41'05"E A DISTANCE OF 10.64 FEET; THENCE S25°56'37"E A DISTANCE OF 11.93 FEET; THENCE S08°55'31"E A DISTANCE OF 62.36 FEET; THENCE S14°29'26"E A DISTANCE OF 11.56 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13,576 SQUARE FEET, 0.312 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:
DON LAMBERT, PLS 30830
FOR AND ON BEHALF OF Esi land surveying, llc



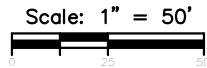
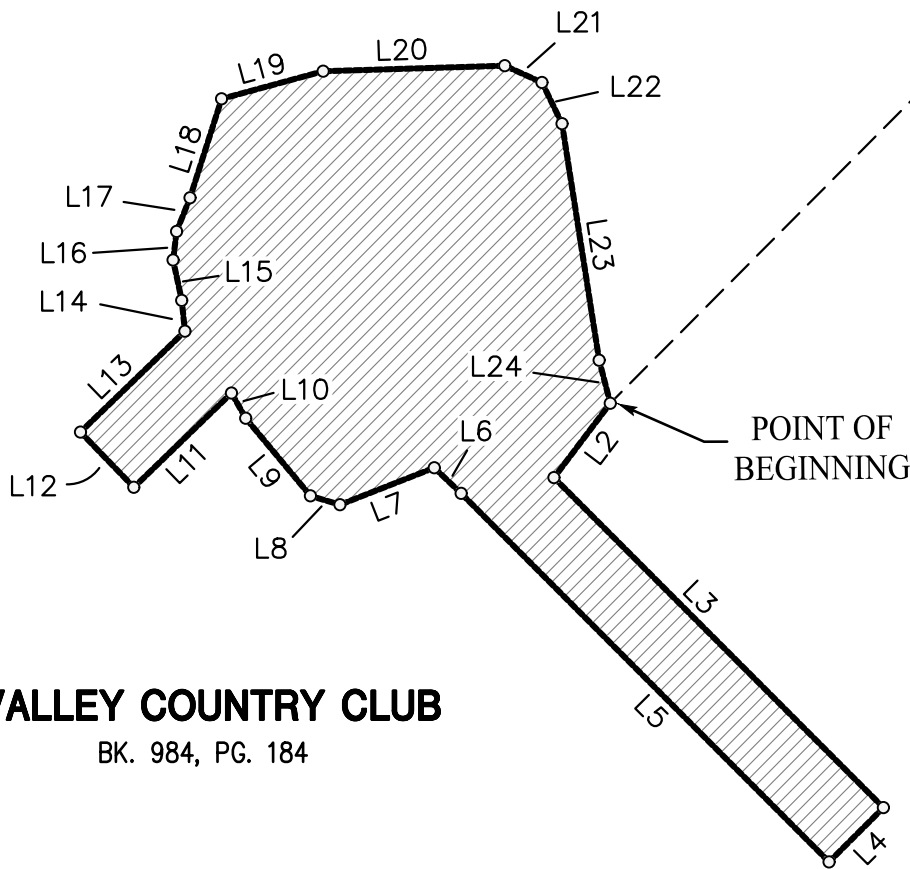
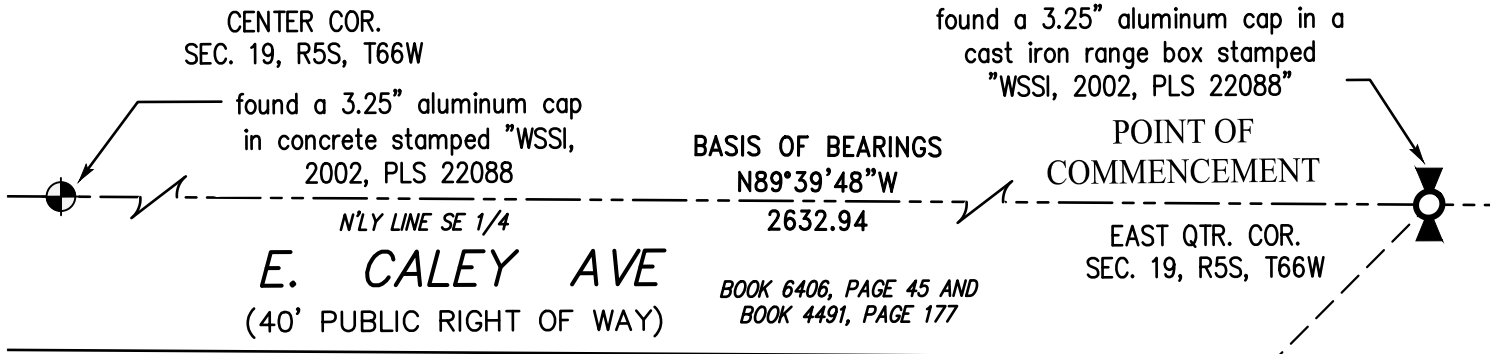
SHEET 1 OF 3

*Esi land
surveying, llc*

*3531 S. Logan St. D-324
Englewood, CO 80113
Ph: 303-340-0113*

EXHIBIT A

ARAPAHOE COUNTY CASE NO. EE21-031



SHEET 2 OF 3

*Esi land
surveying, llc*

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EXHIBIT A
ARAPAHOE COUNTY CASE NO. EE21-031

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S83°19'49"W	1437.85
L2	S37°07'41"W	24.29
L3	S44°57'16"E	121.43
L4	S45°02'44"W	20.00
L5	N44°57'16"W	135.61
L6	N46°22'48"W	9.67
L7	S68°34'18"W	26.37
L8	N73°20'14"W	8.04
L9	N39°48'18"W	26.31
L10	N29°31'52"W	7.55
L11	S45°59'50"W	35.34
L12	N44°00'10"W	20.00
L13	N45°59'50"E	37.80
L14	N05°52'36"W	8.08
L15	N12°04'46"W	10.74
L16	N06°57'02"E	7.51
L17	N21°46'03"E	9.45
L18	N17°41'23"E	27.03
L19	N74°48'34"E	27.42
L20	N88°15'24"E	47.30

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S65°41'05"E	10.64
L22	S25°56'37"E	11.93
L23	S08°55'31"E	62.36
L24	S14°29'26"E	11.56



SHEET 3 OF 3

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