

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

This Easement Deed and Revocable Storm Drainage License Agreement is made this \_\_\_\_ day of \_\_\_\_\_, 2024, between Arapahoe County Public Airport Authority, whose legal address is 7565 South Peoria St, Englewood, CO 80112, 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 80120-1136, (the "County")

Owner is the owner in fee simple of the property described in Exhibit A (the "Easement Property"), and of the property upon which the Easement Property is located, described in a parcel of land situated in the Section 36, Township 5 South, Range 67 West of the 6th Principal Meridian (the "Development"). 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:

Water Quality Grass Buffer and associated 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 Windmill Creek, Pond W1/W2, 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 Administrative Site Plan, Case No. EE24-011, and known as Centennial Airport Taxiway C & D Rehabilitation Schedules I, II, IV, and V

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.

Except to the extent described in any Special Conditions, the parties intend that the terms of this instrument be interpreted in accordance with the requirements of the Plan, if any. In the event of irreconcilable conflict between or among the terms of this instrument or the terms of the Plan, the terms of this instrument shall control.

Termination, revocation or nonrenewal of the License 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, being a political subdivision of the State and subject to certain requirements of the Federal Aviation

Administration ("FAA") by and through its regulations and grant assurances, is responsible for maintaining the safe operating environment of the airport within which the Easement Property is located. Therefore, access to the airport environs (including without limitation the Easement Property) is subject to the following:

A. Standard Operational Procedures

1. If access to the Easement property will require any access to the Air Operations Area of the Airport, County shall contact Owner's staff a minimum of 24 hours before entering Easement Property, except in emergency situations.
2. Any access to the airport Air Operations Area may require a full-time escort from operations.
3. Work performed on the airport must comply with all applicable FAA requirements including, but not limited to Part 77, and with all airport construction standards.
4. Owner will have the right to suspend work, as it reasonably deems necessary, to ensure the safe operation of the airport.

B. Emergency Procedures

1. Notice of an emergency requiring immediate access to any portion of the Easement Property located within the Air Operations Area of the Airport property (including the Easement Property) shall be given to Owner's staff at the time that the emergency is discovered.
2. Owner's staff shall accommodate County's request for emergency access as soon as possible, to balance the public health and safety issues related to services provided through the Easement Property without jeopardizing the safety of airport operations within the Air Operations Area.

Owner: Arapahoe County Public Airport Authority

by: Thad Bagnato

Name: Thad Bagnato

Title: Chair

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

This instrument was acknowledged before me this 8th day of August, 2024 by Thad Bagnato as Chair of the Arapahoe County public Airport Authority, an authorized representative of the Owner.

My commission expires: 3/21/27

Signature: Luke Skaflen

Name of notary: Luke Skaflen

Address of notary: 6331 S. Fudora Way  
Centennial, CO 80121

LUKE SKAFLEN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194011298  
MY COMMISSION EXPIRES MARCH 21, 2027

#### ACCEPTANCE AND APPROVAL:

For the Board of County Commissioners Arapahoe County

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

## **EXHIBIT A**

{Legal Description of the drainage easement}

**EXHIBIT "A1"**

**CENTENNIAL AIRPORT TAXIWAY D VEGETATED BUFFER & ASSOCIATED DRAINAGE FACILITIES  
EASEMENT**

**DATE: SEPTEMBER 13, 2024**

**DESCRIPTION**

A permanent easement over and across a parcel of land, described at Reception No. 182519, recorded on October 1, 1975 in the Arapahoe County Clerk and Recorder's Office, located in the Southeast Quarter of Section 36, Township 5 South, Range 67 West of the 6th Principal Meridian, in Arapahoe County, Colorado, being more particularly described as follows:

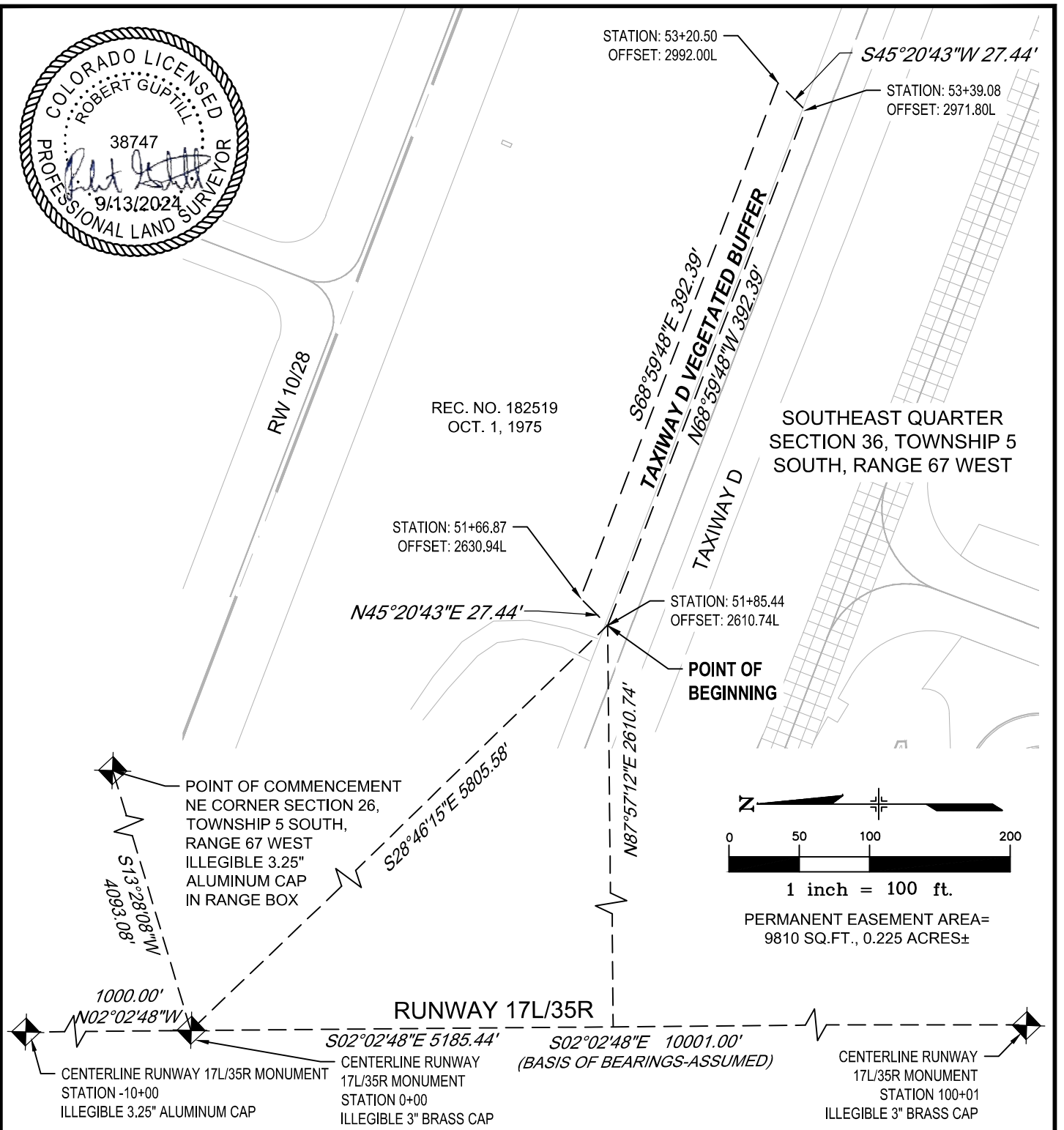
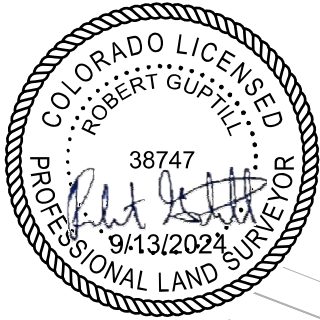
Commencing at the Northeast Corner of Section 26, Township 5 South, Range 67 West of the 6th Principal Meridian (an illegible 3.25" aluminum cap in range box); THENCE S13°28'08"W, a distance of 4,093.08 feet to the centerline of Runway 17L/35R Station 0+00 (an illegible 3" brass cap); WHENCE the centerline of Runway 17L/35R Station 100+01 (an illegible 3" brass cap) bears S02°02'48"E (basis of bearings, assumed), a distance of 10,001.00 feet; THENCE S02°02'48"E, coincident with said centerline of Runway 17L/35R, a distance of 5185.44 feet; THENCE N87°57'12"E, perpendicular to said centerline of Runway 17L/35R, a distance of 2610.74 feet (Station 51+85.44, Offset 2610.74 Lt) to the POINT OF BEGINNING;

1. Thence N45°20'43"E, a distance of 27.44 feet (Station 51+66.87, Offset 2630.94 Lt);
2. Thence S68°59'48"E, a distance of 392.39 feet (Station 53+20.50, Offset 2992.00 Lt);
3. Thence S45°20'43"W, a distance of 27.44 feet (Station 53+39.08, Offset 2971.80 Lt)
4. Thence N68°59'48"W, a distance of 392.39 feet (Station 51+85.44, Offset 2610.74 Lt) to the POINT OF BEGINNING.

The above described parcel contains 9,810 square feet, (0.225 acres), more or less.



Prepared by:  
Robert F. Guptill, PLS 38747  
For and on behalf of Jacobs Engineering Group Inc.  
6312 S Fiddlers Green Cir, Ste 300N,  
Greenwood Village, CO 80111  
Robert.Guptill@jacobs.com



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

JACOBS PROJECT NO.				WXYA8407	
CLIENT PROJECT NO.				N/A	
REVISION DESCRIPTION				N/A	
DRAWN	J.OLMSTED	DATE	9/13/2024	SCALE	1" = 100'
<div><div>Jacobs</div><div>6312 S Fiddlers Green Cir Ste 300N, Greenwood Village, CO 80111</div><div>+1 (720) 286-2000</div></div> <div>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.</div>					

CENTENNIAL AIRPORT ARAPAHOE COUNTY, COLORADO		
TITLE: TAXIWAY D VEGETATED BUFFER & ASSOCIATED DRAINAGE FACILITIES EASEMENT		
REVISION: N/A	DRAWING NO. V-CENT-AIRP-LEASE-GRASS BUFFER	SHEET NO. 2 OF 2

**EXHIBIT "A2"**

**CENTENNIAL AIRPORT VEGETATION BUFFER EASEMENT**

**DATE: SEPTEMBER 13, 2024**

**DESCRIPTION**

A permanent easement over and across a parcel of land described at Reception No. 182519, recorded on Oct. 1, 1975 in the Arapahoe County Clerk and Recorder's Office, located in the Southeast Quarter of Section 36, Township 5 South, Range 67 West of the 6th Principal Meridian, in Arapahoe County, Colorado, being more particularly described as follows:

Commencing at the Northeast Corner of Section 26, Township 5 South, Range 67 West of the 6th Principal Meridian (an illegible 3.25" aluminum cap in range box); THENCE S13°28'08"W, a distance of 4,093.08 feet to the centerline of Runway 17L/35R Station 0+00 (an illegible 3" brass cap); WHENCE the centerline of Runway 17L/35R Station 100+01 (an illegible 3" brass cap) bears S02°02'48"E (basis of bearings, assumed), a distance of 10,001.00 feet; THENCE S02°02'48"E, coincident with said centerline of Runway 17L/35R a distance of 5963.52 feet; THENCE N87°57'12"E, perpendicular to said centerline of Runway 17L/35R, a distance of 5337.79 feet (Station 59+63.52, Offset 5337.79 Lt) to the POINT OF BEGINNING;

1. Thence N21°50'56"E, a distance of 175.46 feet (Station 58+03.11, Offset 5408.86 Lt);
2. Thence S74°01'49"E, a distance of 618.48 feet (Station 59+94.40, Offset 5997.02 Lt);
3. Thence S10°37'34"W, a distance of 237.17 feet (Station 62+25.79, Offset 5944.99 Lt)
4. Thence N68°41'09"W, a distance of 661.41 feet (Station 59+63.52, Offset 5337.79 Lt) to the POINT OF BEGINNING.

The above described parcel contains 131,046 square feet, (3.008 acres), more or less.



Prepared by:

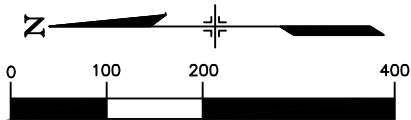
Robert F. Guptill, PLS 38747

For and on behalf of Jacobs Engineering Group Inc.

6312 S Fiddlers Green Cir, Ste 300N,

Greenwood Village, CO 80111

Robert.Guptill@jacobs.com



1 inch = 200 ft.

PERMANENT EASEMENT AREA=  
131,046 SQ.FT., 3.008 ACRES±



STATION: 59+94.40  
OFFSET: 5997.02L

S10°37'34"W 237.17'

STATION: 62+25.79  
OFFSET: 5944.99L

STATION: 58+03.11  
OFFSET: 5408.86L

VEGETATION BUFFER

SOUTHEAST QUARTER  
SECTION 36, TOWNSHIP 5  
SOUTH, RANGE 67 WEST

POINT OF COMMENCEMENT  
NE CORNER SECTION 26,  
TOWNSHIP 5 SOUTH,  
RANGE 67 WEST  
ILLEGIBLE 3.25"  
ALUMINUM CAP  
IN RANGE BOX

N21°50'56"E 175.46'

STATION: 59+63.52  
OFFSET: 5337.79L

POINT OF  
BEGINNING

REC. NO. 182519  
OCT. 1, 1975

S13°28'08"W  
4093.08'

S43°52'39"E 8003.48'

N87°57'12"E 5337.79'

RW 10/28

RUNWAY 17L/35R

S02°02'48"E  
5963.52'

(BASIS OF  
BEARINGS-ASSUMED)  
S02°02'48"E 10001.00'

CENTERLINE RUNWAY  
17L/35R MONUMENT  
STATION 100+01  
ILLEGIBLE 3" BRASS CAP

N02°02'48"W  
CENTERLINE RUNWAY  
17L/35R MONUMENT  
STATION -10+00  
ILLEGIBLE 3.25"  
ALUMINUM CAP

CENTERLINE RUNWAY  
17L/35R MONUMENT  
STATION 0+00  
ILLEGIBLE 3" BRASS CAP

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

JACOBS PROJECT NO.		WXYA8407	
CLIENT PROJECT NO.		N/A	
REVISION DESCRIPTION		N/A	
DRAWN	J.OLMSTED	DATE	9/13/2024
		SCALE	1" = 200'

**Jacobs**

6312 S Fiddlers Green Cir Ste 300N, Greenwood Village, CO 80111  
+1 (720) 286-2000

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## CENTENNIAL AIRPORT ARAPAHOE COUNTY, COLORADO

TITLE: VEGETATION BUFFER EASEMENT

REVISION:	DRAWING NO.	SHEET NO.
N/A	V-CENT-AIRP-LEASE-VEGETATION BUFFER	2 OF 2



**EXHIBIT "A3"**

**CENTENNIAL AIRPORT TAXIWAY S3 VEGETATED BUFFER &  
ASSOCIATED DRAINAGE FACILITIES EASEMENT**

**DATE: SEPTEMBER 13, 2024**

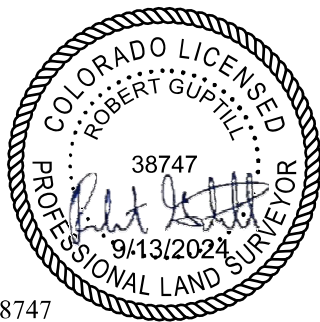
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1. Thence S84°20'17"E, a distance of 88.06 feet (Station 53+75.24, Offset 2958.36 Lt);
2. Thence S71°29'54"E, a distance of 161.38 feet (Station 54+31.89, Offset 3109.47 Lt);
3. Thence S18°30'06"W, a distance of 19.00 feet (Station 54+49.68, Offset 3102.80 Lt);
4. Thence N71°29'54"W, a distance of 159.25 feet (Station 53+93.78, Offset 2953.69 Lt);
5. Thence N84°20'17"W, a distance of 44.05 feet (Station 53+87.87, Offset 2910.04 Lt);
6. Thence S53°45'17"E, a distance of 48.07 feet (Station 54+17.66, Offset 2947.77 Lt);
7. Thence S66°35'40"E, a distance of 57.25 feet (Station 54+42.27, Offset 2999.47 Lt);
8. Thence S69°03'43"E, a distance of 122.86 feet (Station 54+90.24, Offset 3112.57 Lt);
9. Thence S28°41'49"W, a distance of 44.41 feet (Station 55+28.41, Offset 3089.87 Lt);
10. Thence N68°12'03"W, a distance of 180.93 feet (Station 54+55.27, Offset 2924.39 Lt);
11. Thence N53°45'17"W, a distance of 88.06 feet (Station 54+00.70, Offset 2855.27 Lt);
12. Thence N05°39'43"E, a distance of 20.99 feet (Station 53+79.90, Offset 2858.09 Lt);
13. Thence N36°14'43"E, a distance of 20.99 feet (Station 53+63.47, Offset 2871.06 Lt) to the POINT OF BEGINNING.

The above described parcel contains 16,111 square feet, (0.370 acres), more or less.



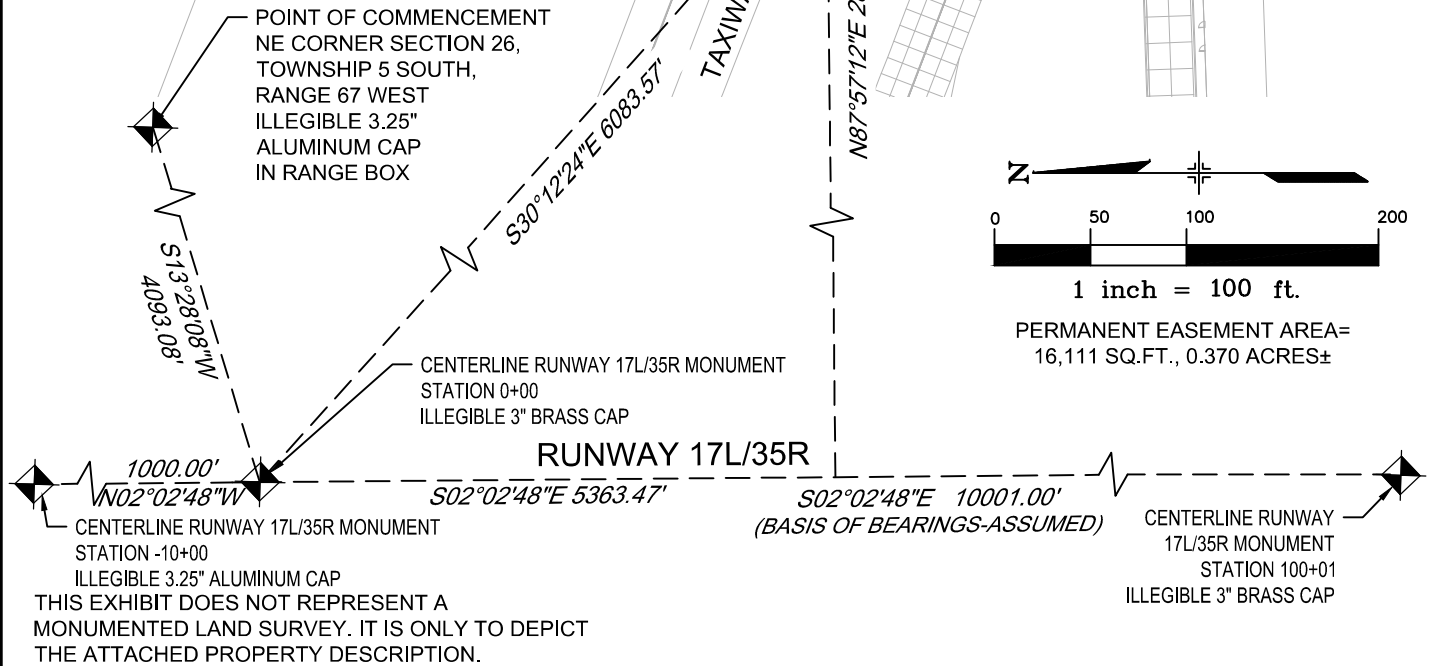
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LINE TABLE		
L1	S84°20'17"E	88.06'
L2	S71°29'54"E	161.38'
L3	S18°30'06"W	19.00'
L4	N71°29'54"W	159.25'
L5	N84°20'17"W	44.05'
L6	S53°45'17"E	48.07'
L7	S66°35'40"E	57.25'
L8	S69°03'43"E	122.86'
L9	S28°41'49"W	44.41'
L10	N68°12'03"W	180.93'
L11	N53°45'17"W	88.06'
L12	N05°39'43"E	20.99'
L13	N36°14'43"E	20.99'

STATION	OFFSET
S1	53+63.47 2871.06L
S2	53+75.24 2958.36L
S3	54+31.89 3109.47L
S4	54+49.68 3102.80L
S5	53+93.78 2953.69L
S6	53+87.87 2910.04L
S7	54+17.66 2947.77L
S8	54+42.27 2999.47L
S9	54+90.24 3112.57L
S10	55+28.41 3089.87L
S11	54+55.27 2924.39L
S12	54+00.70 2855.27L
S13	53+79.90 2858.09L

REC. NO. 182519  
OCT. 1, 1975

SOUTHEAST QUARTER  
SECTION 36, TOWNSHIP 5  
SOUTH, RANGE 67 WEST



JACOBS PROJECT NO.	WXYA8407
CLIENT PROJECT NO.	N/A
REVISION DESCRIPTION	N/A
DRAWN	J.OLMSTED
DATE	9/13/2024
SCALE	1" = 100'

**Jacobs**

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CENTENNIAL AIRPORT  
ARAPAHOE COUNTY, COLORADO

TITLE:  
TAXIWAY S3 VEGETATED BUFFER &  
ASSOCIATED DRAINAGE FACILITIES EASEMENT

REVISION: N/A  
DRAWING NO. V-CENT-AIRP-LEASE-TAXIWAY S3 BUFFER

SHEET NO. 2 OF 2