

SIGHT TRIANGLE EASEMENT AGREEMENT

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, McCarthy Gary Dean and Roderic N & Jane E Guilford Revocable Trust (the “Grantor”), hereby grants, bargains, sells and conveys to the COUNTY OF ARAPAHOE, a body corporate and politic of the State of Colorado, whose address is 5334 South Prince Street, Littleton, Colorado (the “County”), its successors and permitted assigns, a perpetual non-exclusive easement (the “Easement”) for preservation of unobstructed lines of sight through, over and across a certain parcel of real property located in Arapahoe County, Colorado, as more particularly described in the Exhibit A attached hereto and incorporated herein by this referenced (the “Premises”), pursuant to the following terms and conditions:

1. The Grantor, and any successors or assigns, shall not grade or regrade, construct, or place any fill, structure, building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or plant and shrub, tree, woody plant, nursery stock, garden or other landscaping design feature on any part of the Premises, at a height of greater than eighteen (18) inches, measured vertically from the elevation of the lowest point on the crown of the adjacent roadway, in order to preserve a clear line of sight through the Premises from points on the adjacent road. Any fill, structure or building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or subsequently placed thereon may, except where the County has consented thereto as depicted on

Exhibit B if any, be removed by the County without liability for damages arising therefrom.

2. The County shall have the right to enter upon the Premises and to remove objects interfering with the rights granted herein, including but not limited to the trimming of trees and bushes. In addition, the County shall have the right, subject to the Grantor's approval, such approval not to be unreasonably withheld, to use so much of the adjoining premises of the Grantor during removal of the interfering objects as may be reasonably required.
3. The County agrees that at such time and in the event that the Easement described herein be abandoned by the County, such Easement shall terminate and the real property interest represented by such Easement shall revert to the Grantor, its heirs, successors and / or assigns.
4. The Grantor warrants to the County that the Grantor is owner in fee simple of the Premises, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever.
5. Each and every one of the benefits and burdens of this Easement shall inure to be binding upon the respective legal representatives, heirs, administrators, successors and permitted assigns of the Grantor and the County.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

For the Board of County Commissioners

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

Grantor/Owner: McCarthy Gary Dean

By: 


Name: Gary Dean McCarthy

Title: Individually

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

This foregoing instrument was acknowledged before me this 13 day of January, 2025
by Gary Dean McCarthy of _____.

My commission expires: 10/17/2026 Witness my hand and official seal.



Signature Richelle E. Peterson

Name of notary 19751 E Mansfield #14 Parker CO 80138

Address of notary

RICHELLE E. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024033553
MY COMMISSION EXPIRES 10/17/2026

Grantor/Owner: Roderic N & Jane E Guilford Revocable Trust

By: Jane E. Guilford Trustee
Name: Jane E Guilford
Title: Trustee

County of Douglas)
) s.s.
State of Colorado)

This foregoing instrument was acknowledged before me this 13 day of January, 2025
by Jane E Guilford as Trustee of Roderic N + Jane E Guilford
Revocable Trust

My commission expires: 10-17-2026 Witness my hand and official seal.

[Signature]
Signature Richelle E Peterson

Name of notary
19751 E Mainstreet R14 Parker CO 80138
Address of notary

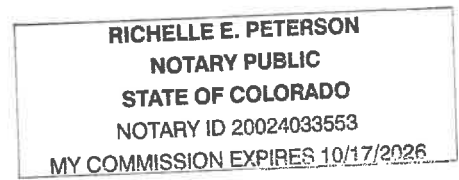


EXHIBIT "A"

IN A PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

SIGHT TRIANGLE

A SIGHT TRIANGLE EASEMENT OVER PORTIONS OF TRACT 6, BLOCK 1 OF THE ALLRED SUBDIVISION, AS RECORDED IN BOOK 22, PAGE 76, RECORDS OF ARAPAHOE COUNTY, COLORADO AND THAT PARCEL DESCRIBED IN RECEPTION NO. D5108755, RECORDS OF ARAPAHOE COUNTY, COLORADO, LOCATED IN THE NORTHEAST QUARTER, SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 6, BLOCK 1,

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 6, BLOCK 1, A DISTANCE OF 25.00 FEET,

THENCE NORTHWESTERLY TO THE POINT ON THE NORTH LINE OF THE SOUTH 5 FEET EAST OF SAID PARCEL DESCRIBED IN RECEPTION NO. D5108755, FROM WHICH THE NORTHEAST CORNER OF THE SOUTH 5 FEET OF SAID PARCEL DESCRIBED IN RECEPTION NO. D5108755 LIES EASTERLY A DISTANCE OF 25.00 FEET,

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 5 FEET OF SAID PARCEL DESCRIBED IN RECEPTION NO. D5108755, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 5 FEET OF SAID PARCEL DESCRIBED IN RECEPTION NO. D5108755,

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. D5108755, A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6, BLOCK 1 AND THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

I, ELIJAH FRANE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION AND ACCOMPANYING EXHIBIT WERE PREPARED UNDER MY SUPERVISION AND THAT THE EASEMENT LOCATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



ELIJAH FRANE, CO PLS #38376
FOR AND ON BEHALF OF
ENCOMPASS ENERGY SERVICES, LLC



NOTES:

1. THIS EXHIBIT AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ENCOMPASS ENERGY SERVICES HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
2. THIS EXHIBIT AND LEGAL DESCRIPTION ARE NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT.
3. SEE ATTACHED LEGAL DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.
4. THIS EXHIBIT IS FOR A PROPOSED LOCATION AND IS NOT INTENDED TO REPRESENT AN EXISTING EASEMENT LOCATION.
5. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

SIGHT TRIANGLE

IN A PART OF THE NE1/4 OF SECTION 32, TOWNSHIP 5 SOUTH,
RANGE 65 WEST, 6TH P.M., ARAPAHOE COUNTY, COLORADO

DRW: MBB/CHK: ERF | DATE: 12/23/2024
PROJECT NO: 64695 | SCALE:

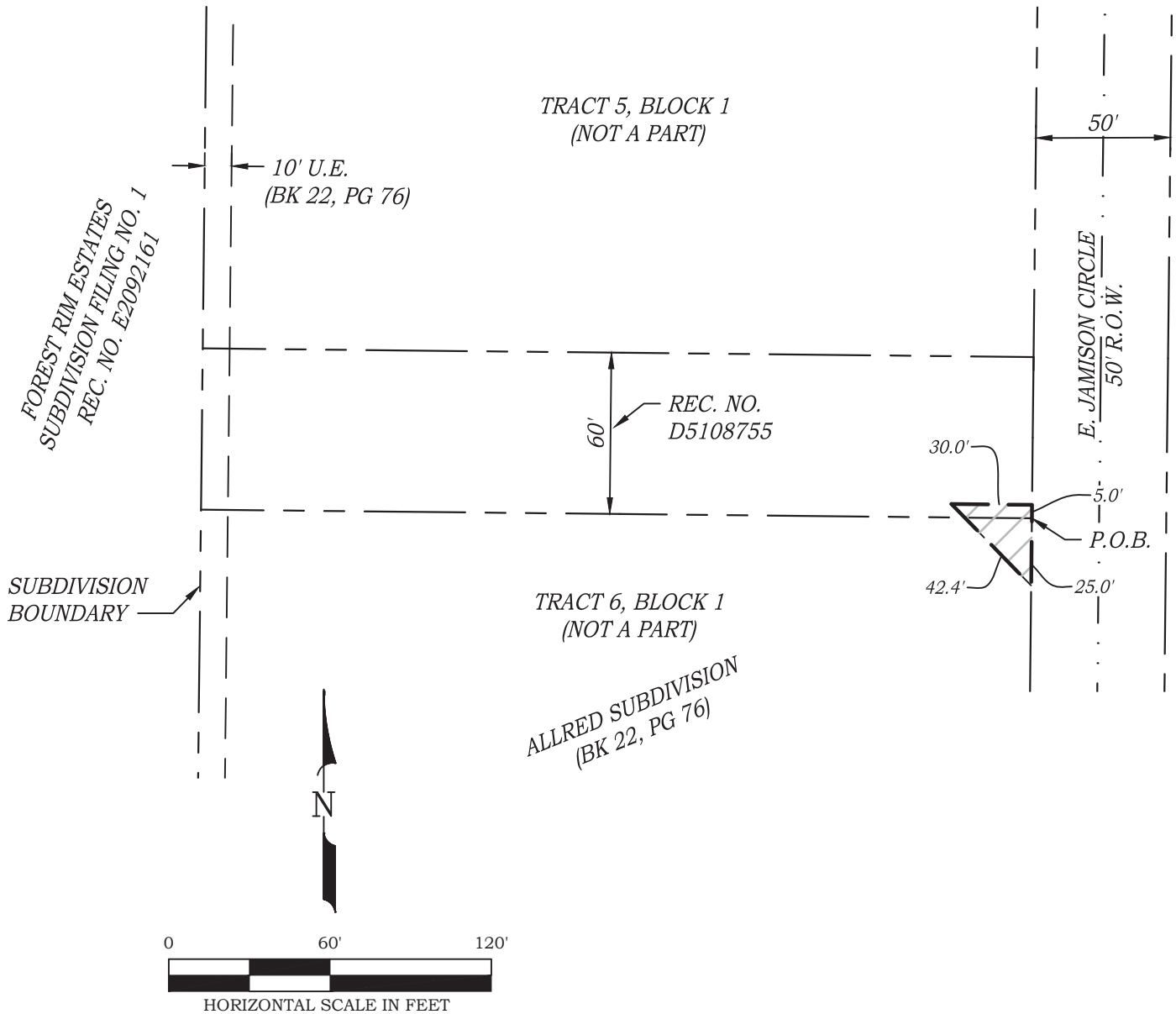
SHEET 1 OF 2

DRAWING NO. 64695-EXHIBIT PLAT SOUTH TRIANGLE.DWG

Z:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\64695 - SEAN MCMILLAN - FOREST RIM ESTATES\04 - DRAWINGS\01 - WORKING\EASEMENTS\64695 - EXHIBIT PLAT SOUTH TRIANGLE-REV1.DWG

EXHIBIT "B"

IN A PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH P.M.
ARAPAHOE COUNTY, COLORADO



THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.



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SIGHT TRIANGLE

IN A PART OF THE NE1/4 OF SECTION 32, TOWNSHIP 5 SOUTH,
RANGE 65 WEST, 6TH P.M., ARAPAHOE COUNTY, COLORADO

DRW: MBB/CHK: ERF DATE: 12/23/2024
PROJECT NO: 64695 SCALE: 1" = 60'

SHEET 2 OF 2

DRAWING NO. 64695-EXHIBIT PLAT SOUTH TRIANGLE.DWG

Z:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\64695 - SEAN MCMILLAN - FOREST RIM ESTATES\04 - DRAWINGS\01 - WORKING\EASEMENTS\64695 - EXHIBIT PLAT SOUTH TRIANGLE-REV1.DWG