

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, _____ Hibbard Group Development LLC _____ (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 (30) inches, measured vertically from the elevation of lowest point on the crown of the adjacent roadway, in order to preserve a clear line of sight. 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.

Developer: Hibbard Group Development LLC

By: Robert A Hibbard

Title: President/CEO

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

This foregoing instrument was acknowledged before me this 2nd day of July, 2025
by Robert A Hibbard as CEO of Hibbard Group
Development LLC.

My commission expires: 10/19/25. Witness my hand and official seal.

Katherine Hibbard

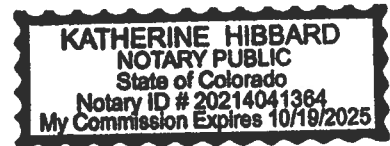
Signature

Katherine Hibbard

Name of notary

1255 E. Jamison Pl. #2 Englewood, CO 80112

Address of notary



For the Board of County Commissioners

Director

Arapahoe County Department of Public Works and Development
Authorization pursuant to Resolution No. 25-078 (annual signature authority resolution)

EXHIBIT "A"

SIGHT TRIANGLE DESCRIPTION:

A SIGHT TRIANGLE 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 SOUTHERLY LOT LINE OF LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11, WHICH IS ASSUMED TO BEAR S 41°03'42" E, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

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

THENCE, NORTHEASTERLY ALONG THE WESTERLY LOT LINE OF SAID LOT 1, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 35.53 FEET, THROUGH A CENTRAL ANGLE OF 4°31'27", BEING SUBTENDED BY A CHORD BEARING N 51°16'31" E A LENGTH OF 35.52 FEET TO THE POINT OF BEGINNING;

THENCE N 48°56'21" E, A DISTANCE OF 30.00 FEET;

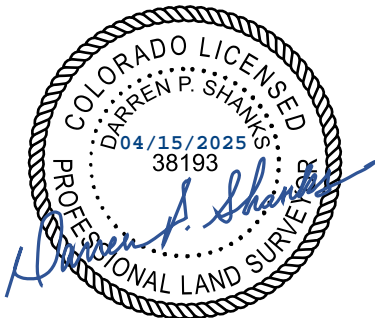
THENCE S 03°56'19" W, A DISTANCE 42.43 FEET;

THENCE N 41°03'42" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID SIGHT TRIANGLE CONTAINS 450 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

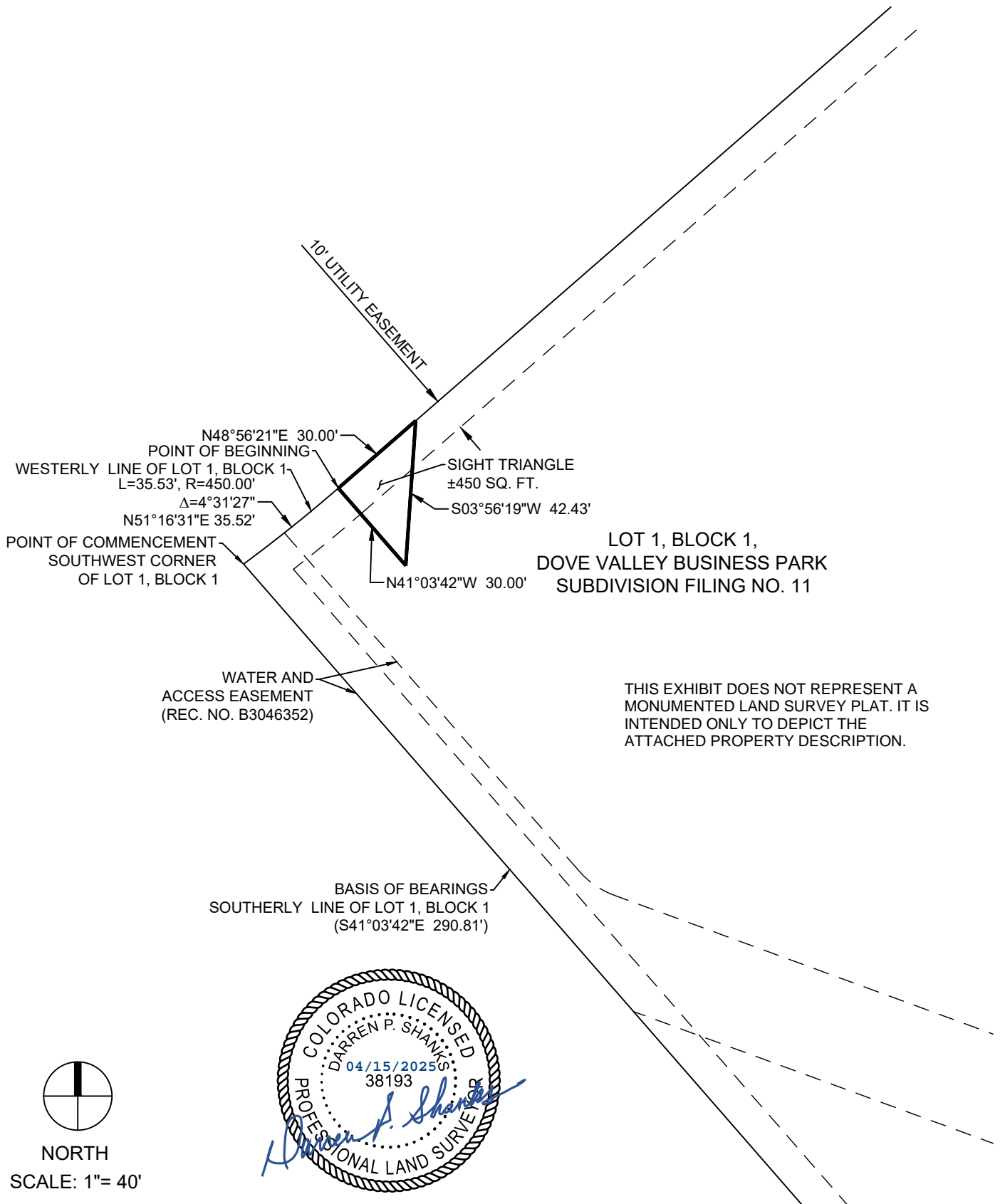
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com

Engineers | Architects | Surveyors | Scientists

EXHIBIT "A"

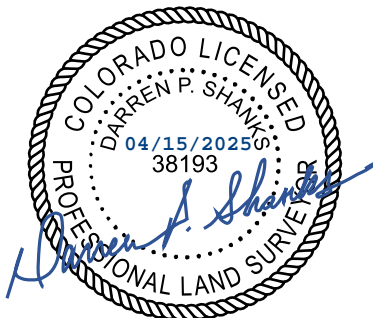


THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY PLAT. IT IS
INTENDED ONLY TO DEPICT THE
ATTACHED PROPERTY DESCRIPTION.



NORTH

SCALE: 1"= 40'



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SIGHT TRIANGLE EXHIBIT

PROJECT NO.: 0240287.00
DRAWN: MDG
REVIEWED: DPS
DATE: 4/10/2025

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