

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

This Easement Deed and Revocable Storm Drainage License Agreement is made this _____ day of _____, 2025 between Arapahoe Library District ("Developer"), whose legal address is 12855 E. Adam Aircraft Cir. Centennial, 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 80166, (the "County").

Owner is the owner in fee simple of the property described in Exhibit A (the "Easements Property"), and of the property upon which the Easement Property is located, described in Dove Valley Business Park Subdivision Filing No. 15 (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:

runoff reduction areas

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 Lone Tree, Regional detention and water quality facilities, L2 and L3, 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 Location and Extent Plan, Case No. AA23-019 (the "Plan") and known as Location and Extent Plan Amendment No. 2, Dove Valley Business Park Subdivision Filing No. 15.

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 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.

[Signatures on following pages]

OWNER: Arapahoe Library District

By: Katie Schreder

Name: Katie Schroeder

Title: Board of Trustees President

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

This instrument was acknowledged before me this 6 day of February, 2025, by Katie Schroeder as Board Member of Arapahoe County, an authorized representative of the Owner.

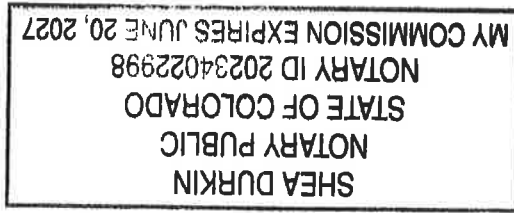
My commission expires: _____ . Witness my hand and official seal.

Shea Durkin

Signature Shea Durkin

Name of notary 17020 Foxton Dr., Parker CO 80134

Address of notary



For the Board of County Commissioners:

Bryan D. Weimer
Director, Department of Public Works and Development
Pursuant to Resolution No.

EXHIBIT A

{Legal Description of the Four Easements}

DRAINAGE EASEMENT 1
EXHIBIT - A
SHEET 1 OF 2
LAND DESCRIPTION

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest $\frac{1}{4}$ of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

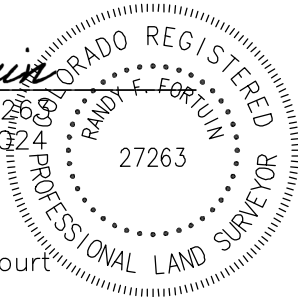
COMMENCING at the Southeast corner of said Lot 1;
WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;
THENCE N51°50'08"W, a distance of 511.62 feet to the POINT OF BEGINNING.

THENCE S86°33'45"W, a distance of 9.30 feet;
THENCE with a curve turning to the right with an arc length of 19.13 feet, with a radius of 45.96 feet, with a chord bearing of N06°29'45"W, with a chord length of 18.99 feet;
THENCE with a compound curve turning to the right with an arc length of 25.85 feet, with a radius of 35.17 feet, with a chord bearing of N27°10'27"E, with a chord length of 25.27 feet;
THENCE with a compound curve turning to the right with an arc length of 13.05 feet, with a radius of 35.17 feet, with a chord bearing of N58°51'51"E, with a chord length of 12.98 feet;
THENCE with a reverse curve turning to the left with an arc length of 25.72 feet, with a radius of 30.58 feet, with a chord bearing of N44°21'01"E, with a chord length of 24.97 feet;
THENCE with a reverse curve turning to the right with an arc length of 17.65 feet, with a radius of 57.32 feet, with a chord bearing of N29°22'22"E, with a chord length of 17.58 feet;
THENCE S51°48'21"E, a distance of 8.91 feet;
THENCE with a curve turning to the left with an arc length of 14.88 feet, with a radius of 48.41 feet, with a chord bearing of S29°23'06"W, with a chord length of 14.83 feet;
THENCE with a reverse curve turning to the right with an arc length of 33.28 feet, with a radius of 39.49 feet, with a chord bearing of S44°26'10"W, with a chord length of 32.31 feet;
THENCE with a reverse curve turning to the left with an arc length of 9.82 feet, with a radius of 26.26 feet, with a chord bearing of S58°56'28"W, with a chord length of 9.76 feet;
THENCE with a compound curve turning to the left with an arc length of 19.25 feet, with a radius of 26.26 feet, with a chord bearing of S27°13'53"W, with a chord length of 18.82 feet;
THENCE with a compound curve turning to the left with an arc length of 17.77 feet, with a radius of 37.05 feet, with a chord bearing of S08°23'57"E, with a chord length of 17.60 feet to the POINT OF BEGINNING.

Containing 875 square feet, 0.020 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

Randy Fortuin
Randy Fortuin, PLS 27263
Date: December 18, 2024
Job No.: 23-2869
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado
720-373-8376
cbmsurveys@comcast.net



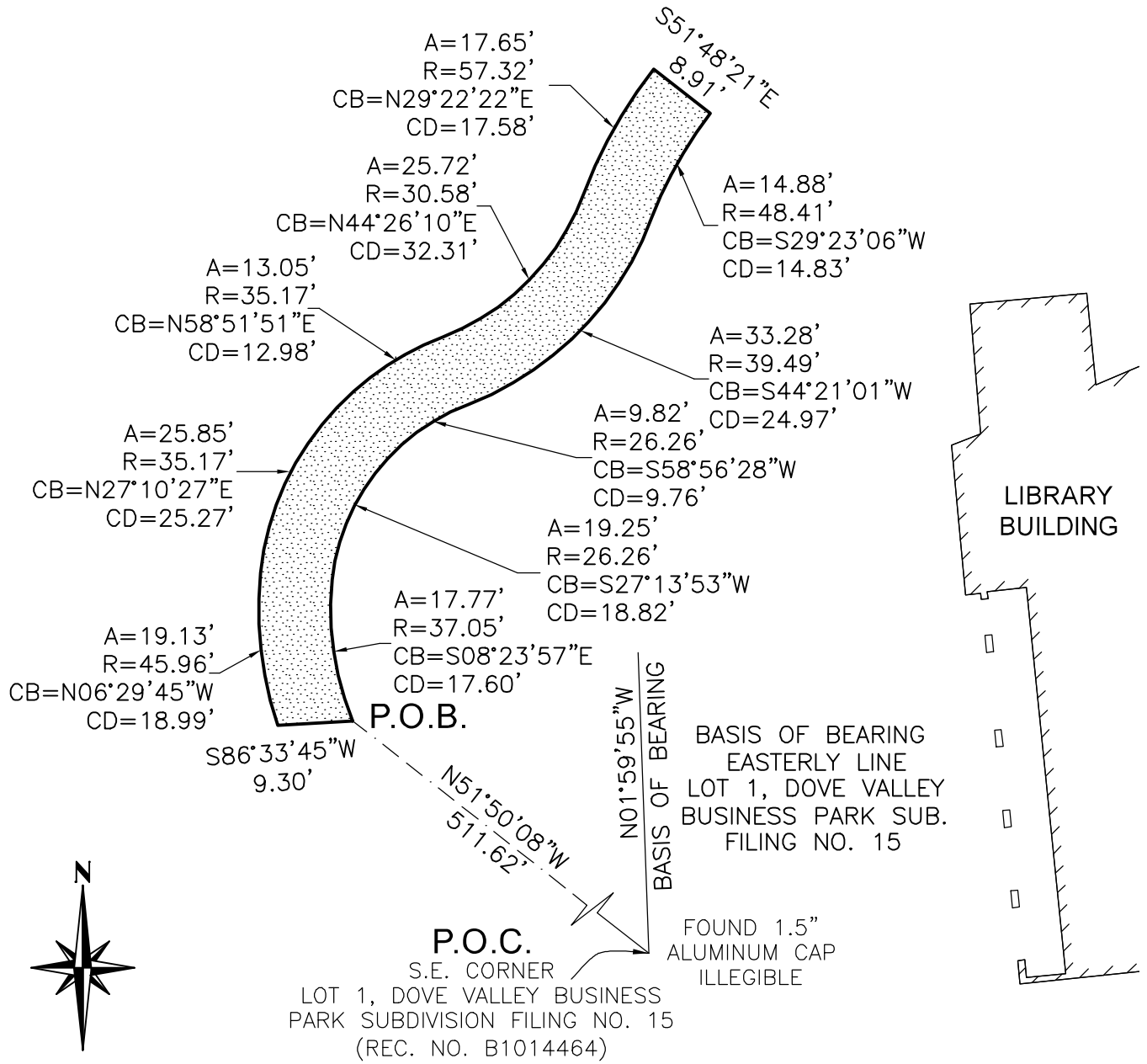
CBM SURVEYS, INC.
LAND SURVEYING SERVICES

1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

DRAINAGE EASEMENT 1
EXHIBIT - A
SHEET 2 OF 2

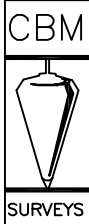
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.

875 Sq. Feet
0.0201 Acres
More or Less



SCALE: 1" = 20'

SHEET 2 OF 2



REGISTERED
Randy Fortuin
RANDY F. FORTUIN
27263
PROF. LAND SURVEYOR
December 18, 2024
Randy Fortuin, P.L.S.
For and on Behalf of CBM Surveys, Inc.

ARAPAHOE COUNTY
N.W. 1/4 SEC. 36,
T5S, R67W, 6TH P.M.

ADDRESS:
12855 EAST
ADAMS AIRCRAFT CIR.
ENGLEWOOD, COLORADO

DATE: DEC. 18, 2024

DWG: 232869-E1.DWG

DRAINAGE EASEMENT 2
EXHIBIT - A
SHEET 1 OF 2
LAND DESCRIPTION

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest $\frac{1}{4}$ of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

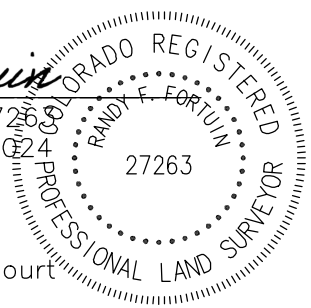
COMMENCING at the Southeast corner of said Lot 1;
WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;
THENCE N49°46'39"W, a distance of 384.42 feet to the POINT OF BEGINNING.

THENCE with a curve turning to the right with an arc length of 6.99 feet, with a radius of 84.13 feet, with a chord bearing of S59°26'08"W, with a chord length of 6.99 feet;
THENCE with a compound curve turning to the right with an arc length of 22.96 feet, with a radius of 91.28 feet, with a chord bearing of N75°09'20"W, with a chord length of 22.90 feet;
THENCE N06°13'12"W, a distance of 7.14 feet;
THENCE S55°42'09"W, a distance of 7.16 feet;
THENCE with a curve turning to the right with an arc length of 11.19 feet, with a radius of 87.72 feet, with a chord bearing of N59°20'33"W, with a chord length of 11.18 feet;
THENCE N26°56'48"W, a distance of 9.55 feet;
THENCE S86°41'55"E, a distance of 13.30 feet;
THENCE with a curve turning to the left with an arc length of 13.42 feet, with a radius of 6,990.54 feet, with a chord bearing of S47°52'52"E, with a chord length of 13.42 feet;
THENCE with a compound curve turning to the left with an arc length of 28.01 feet, with a radius of 38.21 feet, with a chord bearing of S68°58'21"E, with a chord length of 27.39 feet;
to the POINT OF BEGINNING.

Containing 320 square feet, 0.007 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

Randy Fortuin
Randy Fortuin, PLS 27263
Date: December 18, 2024
Job No.: 23-2869
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado
720-373-8376
cbmsurveys@comcast.net

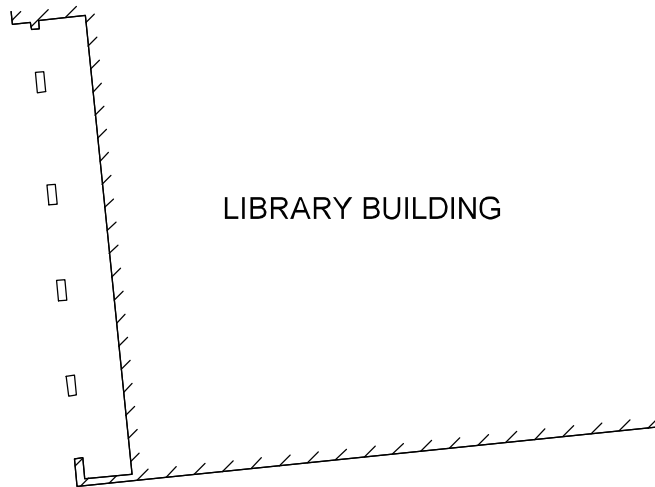


CBM SURVEYS, INC.
LAND SURVEYING SERVICES

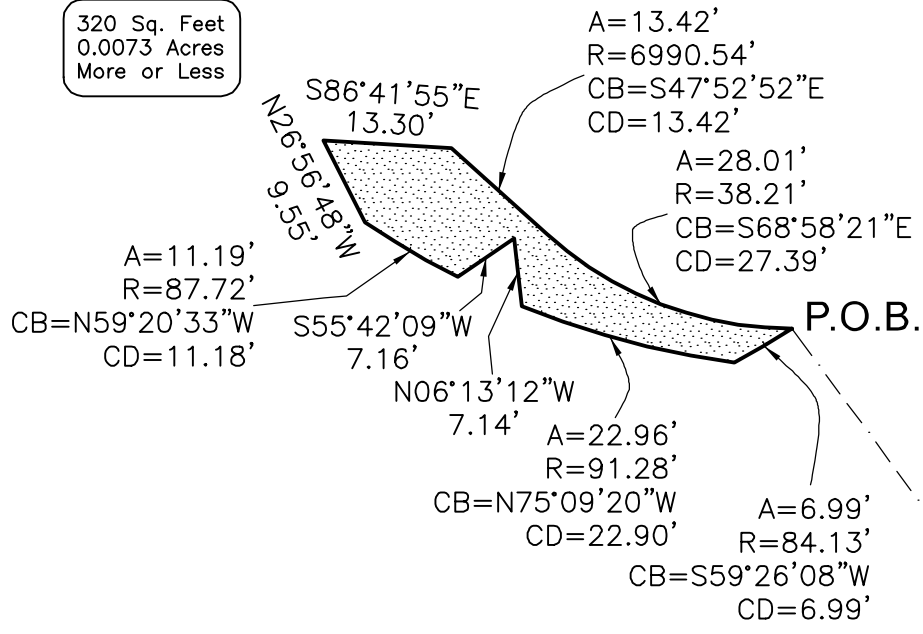
1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

DRAINAGE EASEMENT 2
EXHIBIT - A
SHEET 2 OF 2

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

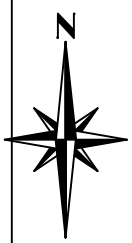


320 Sq. Feet
0.0073 Acres
More or Less



BASIS OF BEARING
EASTERLY LINE
LOT 1, DOVE VALLEY
BUSINESS PARK SUB.
FILING NO. 15

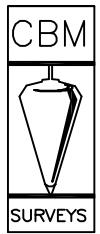
N01°59'55"W
BASIS OF BEARING



SCALE: 1" = 20'

SHEET 2 OF 2

P.O.C.
S.E. CORNER
LOT 1, DOVE VALLEY BUSINESS
PARK SUBDIVISION FILING NO. 15
(REC. NO. B1014464)
FOUND 1.5" ALUMINUM CAP
ILLEGIBLE



COLORADO REGISTERED
Randy Fortuin
27263
PROFESSIONAL LAND SURVEYOR
December 18, 2024
Randy Fortuin, P.L.S.
For and on Behalf of CBM Surveys, Inc.

ARAPAHOE COUNTY
N.W. 1/4 SEC. 36,
T5S, R67W, 6TH P.M.

ADDRESS:
12855 EAST
ADAMS AIRCRAFT CIR.
ENGLEWOOD, COLORADO
DATE: DEC. 18, 2024
DWG: 232869-E2.DWG

DRAINAGE EASEMENT 3
EXHIBIT - A
SHEET 1 OF 3
LAND DESCRIPTION

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest $\frac{1}{4}$ of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1;
WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;
THENCE N40°33'36"W, a distance of 330.27 feet to the POINT OF BEGINNING.

THENCE with a curve turning to the right with an arc length of 38.79 feet, with a radius of 70.73 feet, with a chord bearing of S78°49'48"W, with a chord length of 38.30 feet;
THENCE with a reverse curve turning to the left with an arc length of 11.98 feet, with a radius of 35.03 feet, with a chord bearing of S84°34'55"W, with a chord length of 11.92 feet;
THENCE with a compound curve turning to the left with an arc length of 34.43 feet, with a radius of 41.48 feet, with a chord bearing of N65°25'00"W, with a chord length of 33.45 feet;
THENCE with a reverse curve turning to the right with an arc length of 21.03 feet, with a radius of 30.00 feet, with a chord bearing of N67°59'44"W, with a chord length of 20.60 feet;
THENCE N47°54'41"W, a distance of 11.71 feet;
THENCE with a curve turning to the right with an arc length of 3.91 feet, with a radius of 31.69 feet, with a chord bearing of N45°36'08"W, with a chord length of 3.90 feet;
THENCE N84°18'21"E, a distance of 24.75 feet;
THENCE with a curve turning to the left with an arc length of 17.40 feet, with a radius of 11.61 feet, with a chord bearing of S60°46'39"E, with a chord length of 15.82 feet;
THENCE with a compound curve turning to the left with an arc length of 16.59 feet, with a radius of 7.97 feet, with a chord bearing of S86°15'50"E, with a chord length of 13.76 feet;
THENCE with a compound curve turning to the left with an arc length of 5.85 feet, with a radius of 12.93 feet, with a chord bearing of S73°33'33"E, with a chord length of 5.80 feet;
THENCE with a compound curve turning to the left with an arc length of 13.73 feet, with a radius of 11.00 feet, with a chord bearing of N56°50'41"E, with a chord length of 12.86 feet;
THENCE S85°20'46"E, a distance of 7.96 feet;
THENCE with a curve turning to the left with an arc length of 7.30 feet, with a radius of 80.81 feet, with a chord bearing of S60°20'44"E, with a chord length of 7.30 feet;
THENCE S01°53'46"E, a distance of 6.54 feet;
THENCE with a curve turning to the left with an arc length of 13.79 feet, with a radius of 14.84 feet, with a chord bearing of S87°10'08"W, with a chord length of 13.30 feet;
THENCE S34°48'44"E, a distance of 1.91 feet;

Randy Fortuin
Randy Fortuin, PLS
Date: December 18, 2024
Job No.: 23-2869
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado
720-373-8376
cbmsurveys@comcast.net



**DRAINAGE EASEMENT 3
EXHIBIT - A
SHEET 2 OF 3**

**LAND DESCRIPTION
(continued)**

THENCE with a curve turning to the right with an arc length of 14.77 feet, with a radius of 15.98 feet, with a chord bearing of S87°53'29"E, with a chord length of 14.25 feet;
THENCE with a reverse curve turning to the left with an arc length of 7.25 feet, with a radius of 41.04 feet, with a chord bearing of N89°40'27"E, with a chord length of 7.24 feet;
THENCE S19°50'46"E, a distance of 1.65 feet;
THENCE with a curve turning to the left with an arc length of 13.20 feet, with a radius of 33.04 feet, with a chord bearing of N70°00'13"E, with a chord length of 13.11 feet;
THENCE S23°15'13"E, a distance of 13.42 feet to the POINT OF BEGINNING.

Containing 1,812 square feet, 0.042 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

Randy Fortuin

Randy Fortuin, PLS 27263

Date: December 18, 2024

Job No.: 23-2869

For and on Behalf of

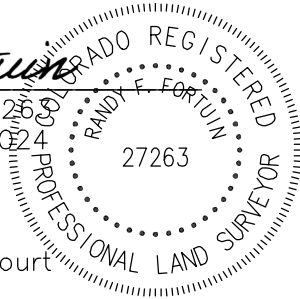
CBM Surveys, Inc.

1418 South Addison Court

Aurora, Colorado

720-373-8376

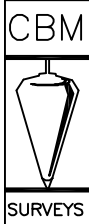
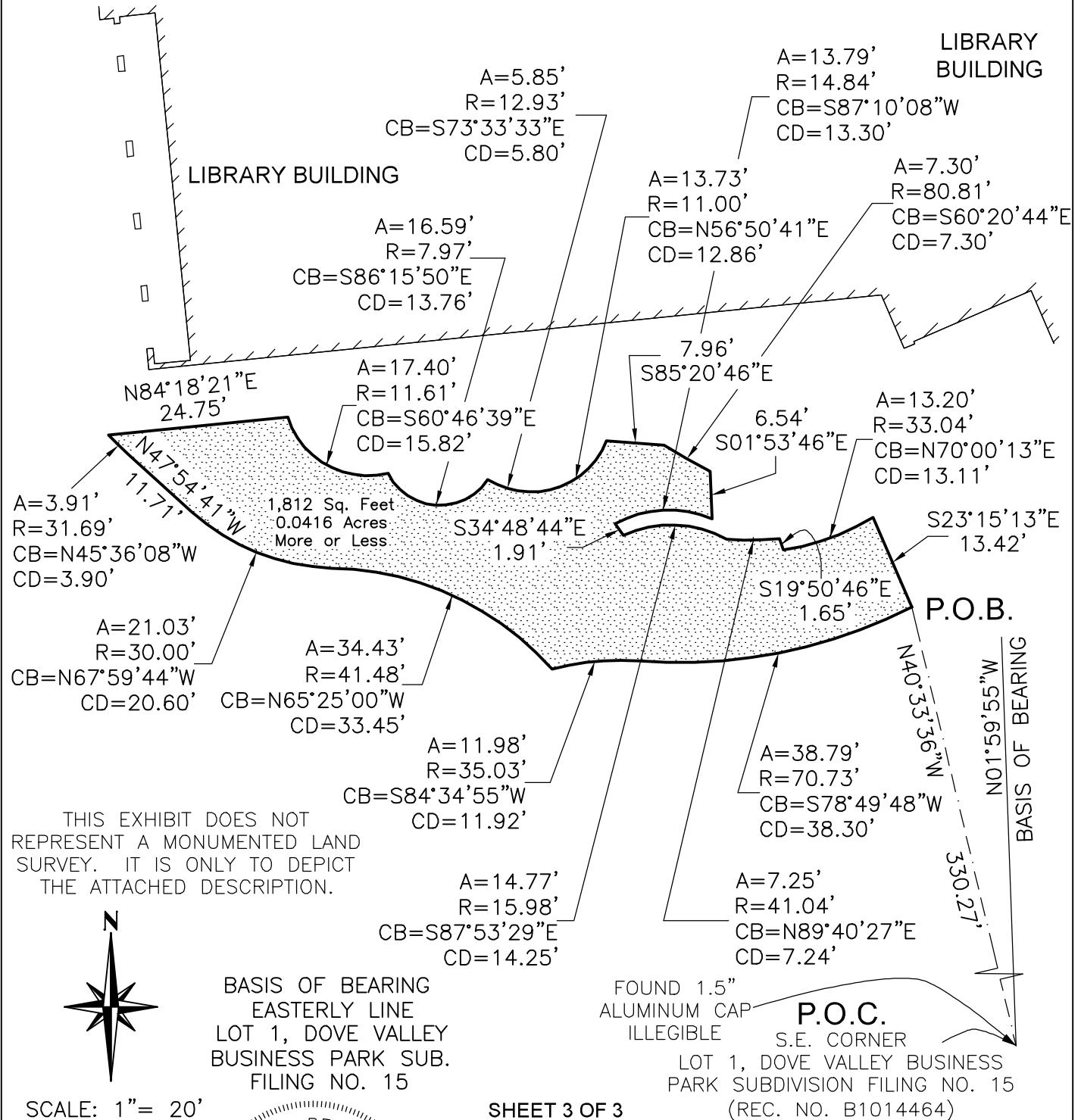
cbmsurveys@comcast.net



CBM SURVEYS, INC.
LAND SURVEYING SERVICES

1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
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**DRAINAGE EASEMENT 3
EXHIBIT - A
SHEET 3 OF 3**



Randy Fortuin
PROF. LAND SURVEYOR
27263
December 18, 2024
Randy Fortuin, P.L.S.
For and on Behalf of CBM Surveys, Inc.

**ARAPAHOE COUNTY
N.W. 1/4 SEC. 36,
T5S, R67W, 6TH P.M.**

ADDRESS:
12855 EAST
ADAMS AIRCRAFT CIR.
ENGLEWOOD, COLORADO

DATE: DEC. 18, 2024

DWG: 232869-E3.DWG

DRAINAGE EASEMENT 4
EXHIBIT - A
SHEET 1 OF 3
LAND DESCRIPTION

A parcel of land located in Lot 1, Dove Valley Business Park Subdivision Filing No. 15, recorded at Reception Number B1014464.

Situated in the Northwest $\frac{1}{4}$ of Section 36, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1;
WHENCE the easterly line of said Lot 1 bears N01°59'55"W, where all following bearings are based on this line of record;
THENCE N37°11'38"W, a distance of 225.88 feet to the POINT OF BEGINNING.

THENCE N66°07'45"W, a distance of 12.42 feet;
THENCE with a curve turning to the left with an arc length of 5.75 feet, with a radius of 893.81 feet, with a chord bearing of N16°54'20"E, with a chord length of 5.75 feet;
THENCE with a compound curve turning to the left with an arc length of 10.30 feet, with a radius of 8.30 feet, with a chord bearing of N13°39'02"W, with a chord length of 9.65 feet;
THENCE with a reverse curve turning to the right with an arc length of 6.92 feet, with a radius of 8.56 feet, with a chord bearing of N23°38'14"W, with a chord length of 6.73 feet;
THENCE with a reverse curve turning to the left with an arc length of 8.19 feet, with a radius of 10.48 feet, with a chord bearing of N22°33'05"W, with a chord length of 7.99 feet;
THENCE with a reverse curve turning to the right with an arc length of 6.76 feet, with a radius of 8.34 feet, with a chord bearing of N20°20'09"W, with a chord length of 6.57 feet;
THENCE with a reverse curve turning to the left with an arc length of 7.94 feet, with a radius of 11.99 feet, with a chord bearing of N22°29'20"W, with a chord length of 7.79 feet;
THENCE with a reverse curve turning to the right with an arc length of 7.14 feet, with a radius of 13.44 feet, with a chord bearing of N24°02'03"W, with a chord length of 7.06 feet;
THENCE with a compound curve turning to the right with an arc length of 6.83 feet, with a radius of 50.84 feet, with a chord bearing of N06°03'04"W, with a chord length of 6.83 feet;
THENCE with a reverse curve turning to the left with an arc length of 17.09 feet, with a radius of 18.67 feet, with a chord bearing of N35°11'46"W, with a chord length of 16.50 feet;
THENCE with a reverse curve turning to the right with an arc length of 12.61 feet, with a radius of 11.72 feet, with a chord bearing of N28°40'05"W, with a chord length of 12.01 feet;
THENCE N84°09'44"E, a distance of 20.37 feet;
THENCE with a curve turning to the right with an arc length of 2.53 feet, with a radius of 2.00 feet, with a chord bearing of S59°24'45"E, with a chord length of 2.37 feet;
THENCE S23°06'05"E, a distance of 12.21 feet;
THENCE with a curve turning to the right with an arc length of 2.46 feet, with a radius of 2.00 feet, with a chord bearing of S12°09'47"W, with a chord length of 2.31 feet;
THENCE with a reverse curve turning to the left with an arc length of 6.77 feet, with a radius of 5.50 feet, with a chord bearing of S12°09'47"W, with a chord length of 6.35 feet;
THENCE S23°06'05"E, a distance of 9.28 feet;

Randy Fortuin

Randy Fortuin, PLS 27263

Date: December 18, 2024

Job No.: 23-2869

For and on Behalf of

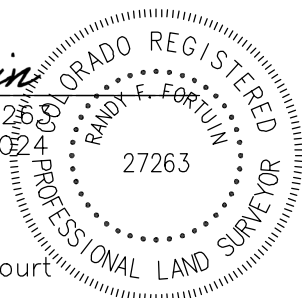
CBM Surveys, Inc.

1418 South Addison Court

Aurora, Colorado

720-373-8376

cbmsurveys@comcast.net



DRAINAGE EASEMENT 4
EXHIBIT - A
SHEET 2 OF 3

LAND DESCRIPTION
(continued)

THENCE with a curve turning to the left with an arc length of 12.51 feet, with a radius of 15.01 feet, with a chord bearing of S47°50'58"E, with a chord length of 12.15 feet;
THENCE with a compound curve turning to the left with an arc length of 13.83 feet, with a radius of 15.00 feet, with a chord bearing of N81°51'36"E, with a chord length of 13.34 feet;
THENCE S53°12'39"W, a distance of 5.96 feet;
THENCE with a curve turning to the left with an arc length of 14.22 feet, with a radius of 24.13 feet, with a chord bearing of S30°12'36"W, with a chord length of 14.01 feet;
THENCE with a compound curve turning to the left with an arc length of 14.71 feet, with a radius of 13.92 feet, with a chord bearing of S15°31'14"E, with a chord length of 14.04 feet;
THENCE with a reverse curve turning to the right with an arc length of 22.15 feet, with a radius of 22.76 feet, with a chord bearing of S03°13'01"W, with a chord length of 21.28 feet;
to the POINT OF BEGINNING.

Containing 1,350 square feet, 0.031 acres, more or less.

BEARINGS are based on the easterly line of said Lot 1 which bears N01°59'55"W, where all above bearings are based on this line of record.

Randy Fortuin

Randy Fortuin, PLS 27263

Date: December 18, 2024

Job No.: 23-2869

For and on Behalf of

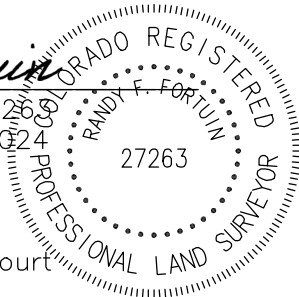
CBM Surveys, Inc.

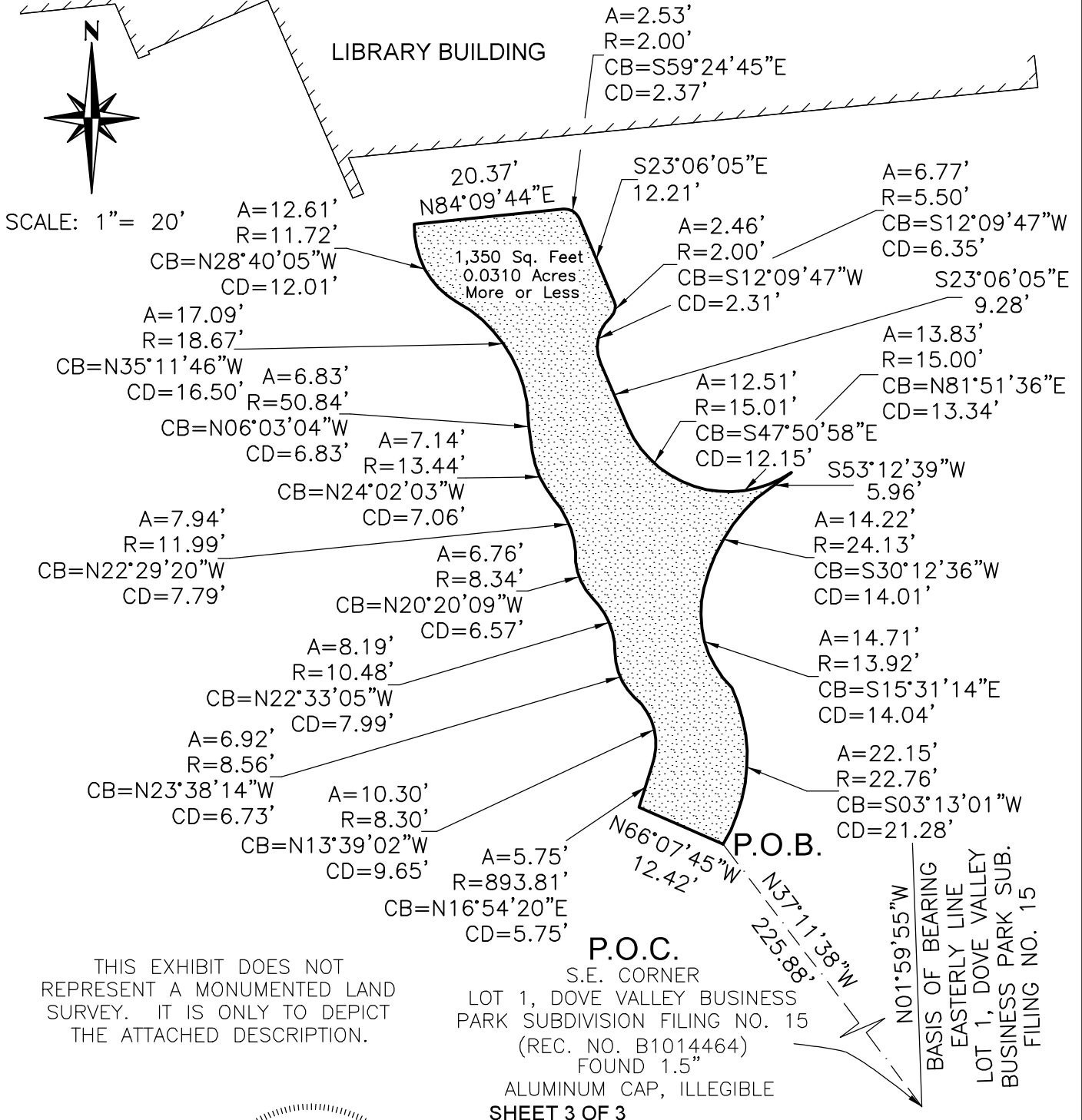
1418 South Addison Court

Aurora, Colorado

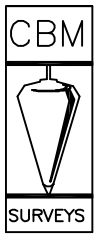
720-373-8376

cbmsurveys@comcast.net





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



ORADO REGISTERED
Randy F. Fortuin
27263
PROF. LAND SURVEYOR
December 18, 2024
Randy Fortuin, PLS
For and on Behalf of CBM Surveys, Inc.

ARAPAHOE COUNTY
N.W. 1/4 SEC. 36,
T5S, R67W, 6TH P.M.

ADDRESS:
12855 EAST ADAMS AIRCRAFT CIR.
ENGLEWOOD, COLORADO

DATE: DEC. 18, 2024

DWG: 232869-E4.DWG