

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

**Drainage Easement 1**

This Uniform Easement Deed and Revocable Storm Drainage License Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, between DV CHAMBERS LLC, A DELAWARE LIMITED LIABILITY COMPANY whose legal address 630 W Germantown Pike Ste. 300; Plymouth Meeting, PA 19462 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 Dove Creek Drainageway and Regional Extended Detention Basin Pond D-1 in 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. ASP21-009 (the "Plan") and known as Dove Valley Industrial located at Dove Valley V, Filing No. 14, Lot 3, Block 1, County of Arapahoe, State of Colorado.

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.

[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.

Owner: DV CHAMBERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: 


Name: G. DOUGLAS WILEY, II

Title: PRESIDENT

State of Colorado        }  
                                      }s.s  
County of Denver        }

The foregoing instrument was acknowledged before me this 31 day of August, 2022,  
by G. Douglas Wiley, II, as president  
of DV CHAMBERS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

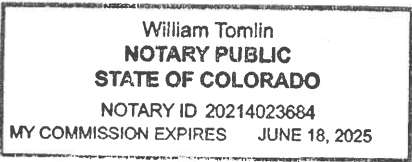
My commission expires June 18, 2025. Witness my hand and official seal.



Signature Will Tomlin

Name of Notary 1720 S Bellaire St PH Denver, CO 80222

Address of Notary



(SEAL)

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 Easement}

ARAPAHOE COUNTY CASE NO. ASP21-009  
DRAINAGE EASEMENT 1  
EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, DOVE VALLEY V - FILING NO. 14, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. D7090353, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT OF CURVATURE ON THE SOUTHEASTERLY LINE OF SAID LOT 3, BLOCK 1, AND CONSIDERING SAID SOUTHEASTERLY LINE TO BEAR NORTH 57°57'51" EAST, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 17°37'56" WEST A DISTANCE OF 356.83 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 37°52'25" WEST A DISTANCE OF 6.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 111°10'24", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 87.32 FEET AND A CHORD THAT BEARS NORTH 86°32'23" WEST A DISTANCE OF 74.25 FEET;

THENCE NORTH 30°57'11" WEST A DISTANCE OF 47.78 FEET;

THENCE SOUTH 73°57'45" WEST A DISTANCE OF 4.41 FEET;

THENCE NORTH 23°12'46" WEST A DISTANCE OF 20.19 FEET;

THENCE NORTH 73°57'45" EAST A DISTANCE OF 3.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 63°56'40", A RADIUS OF 41.84 FEET, AN ARC LENGTH OF 46.69 FEET AND A CHORD THAT BEARS NORTH 08°34'55" EAST A DISTANCE OF 44.30 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°29'35", A RADIUS OF 29.75 FEET, AN ARC LENGTH OF 18.95 FEET AND A CHORD THAT BEARS NORTH 20°14'52" WEST A DISTANCE OF 18.63 FEET TO A POINT OF CURVATURE;


THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79°55'24", A RADIUS OF 80.20 FEET, AN ARC LENGTH OF 111.87 FEET AND A CHORD THAT BEARS NORTH 01°26'09" EAST A DISTANCE OF 103.02 FEET;

THENCE NORTH 41°21'57" EAST A DISTANCE OF 37.36 FEET;

THENCE SOUTH 48°38'03" EAST A DISTANCE OF 10.50 FEET;

THENCE SOUTH 41°21'57" WEST A DISTANCE OF 37.36 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 68°13'47", A RADIUS OF 69.85 FEET, AN ARC LENGTH OF 83.18 FEET AND A CHORD THAT BEARS SOUTH 07°11'40" WEST A DISTANCE OF 78.35 FEET TO A POINT OF CURVATURE;

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com  CIVIL ENGINEERING & SURVEYING		PROJECT NAME: DOVE VALLEY INDUSTRIAL			SHEET  1 OF 3
		JOB NO.: DEN21-0056		DATE : 07/25/2022	
		DRAWN: AJ		PA/PM: JCS	

ARAPAHOE COUNTY CASE NO. ASP21-009  
DRAINAGE EASEMENT 1  
EXHIBIT A

LEGAL DESCRIPTION

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°21'28", A RADIUS OF 29.75 FEET, AN ARC LENGTH OF 32.38 FEET AND A CHORD THAT BEARS SOUTH 58°09'22" EAST A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°33'02", A RADIUS OF 29.73 FEET, AN ARC LENGTH OF 25.71 FEET AND A CHORD THAT BEARS NORTH 65°54'33" EAST A DISTANCE OF 24.92 FEET;

THENCE SOUTH 48°21'54" EAST A DISTANCE OF 19.23 FEET;

THENCE NORTH 34°46'50" EAST A DISTANCE OF 44.37 FEET;

THENCE SOUTH 55°13'10" EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 34°46'50" WEST A DISTANCE OF 76.68 FEET;

THENCE SOUTH 48°38'37" EAST A DISTANCE OF 60.31 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°24'01", A RADIUS OF 30.72 FEET, AN ARC LENGTH OF 46.32 FEET AND A CHORD THAT BEARS SOUTH 05°23'06" EAST A DISTANCE OF 42.05 FEET TO THE **POINT OF BEGINNING**;


SAID PARCEL CONTAINS AN AREA OF 13,971 SQUARE FEET, OR 0.321 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

JUSTIN C. SCHEITLER, P.L.S. 38430  
FOR AND ON BEHALF OF WARE MALCOMB  
900 SOUTH BROADWAY, SUITE 320, DENVER, COLORADO 80209  
P 303.561.3333

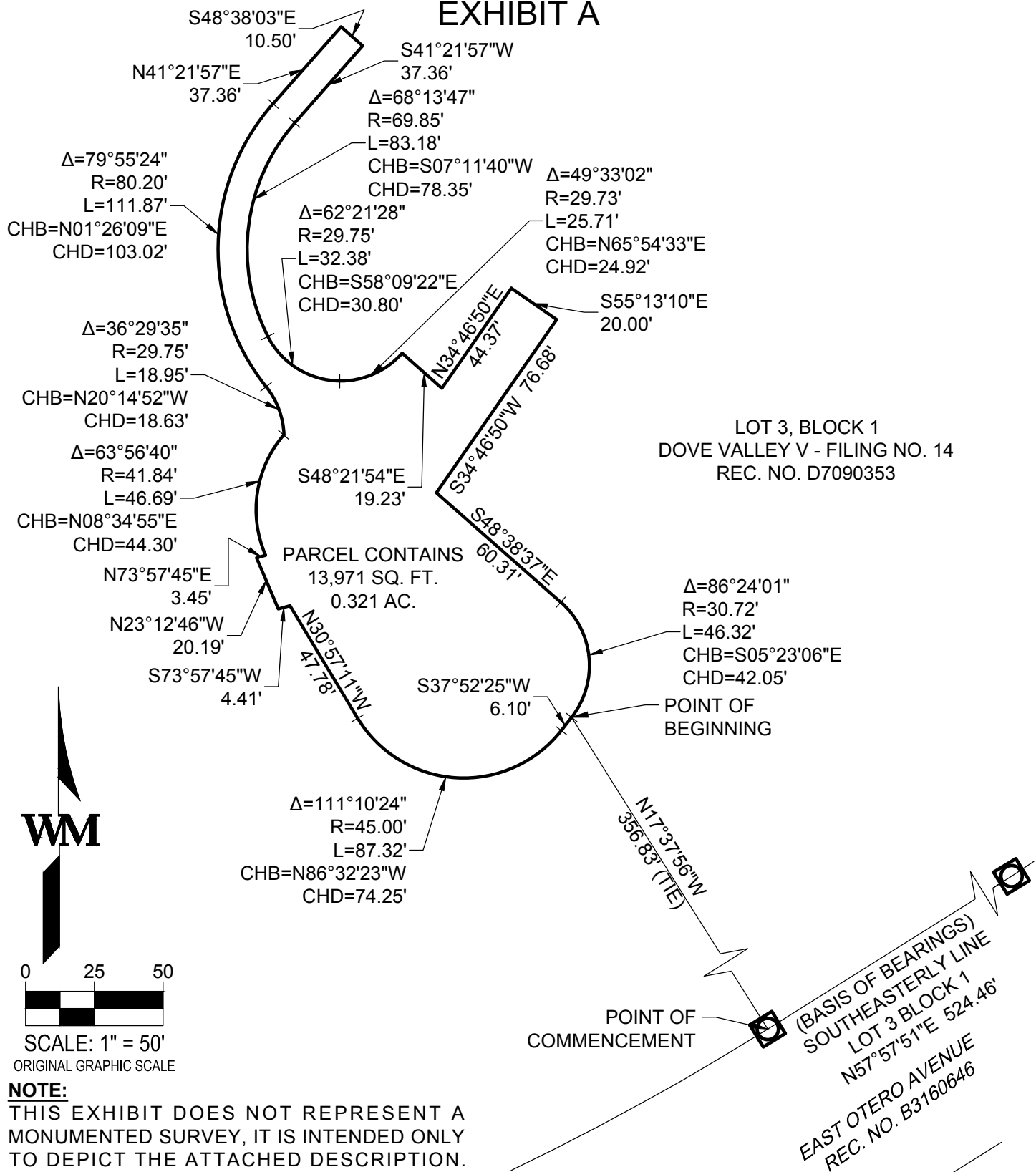


900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com  CIVIL ENGINEERING & SURVEYING		PROJECT NAME: DOVE VALLEY INDUSTRIAL			SHEET  2 OF 3
		JOB NO.: DEN21-0056		DATE : 07/25/2022	
		DRAWN: AJ		PA/PM: JCS SCALE: NA	

## ARAPAHOE COUNTY CASE NO. ASP21-009

## DRAINAGE EASEMENT 1

## EXHIBIT A



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 suite 320  
 denver, co 80209  
 p 303.561.3333  
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CIVIL ENGINEERING & SURVEYING

PROJECT NAME: DOVE VALLEY INDUSTRIAL

JOB NO.: DEN21-0056

DATE: 07/25/2022

DRAWN: AJ

PA/PM: JCS

SCALE: 1" = 50'

SHEET

3 OF 3