

**TEMPORARY CONSTRUCTION EASEMENT
AND RIGHT-OF-ENTRY**

This Temporary Access Easement Deed is granted this ____ day of _____, 2022, by **COMMONSPIRIT HEALTH**, a Colorado non-profit corporation, jointly and severally, whose legal address is 198 Inverness Drive West, Englewood, CO 80112, the Grantor, to 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 Grantee.

WITNESS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby confessed and acknowledged, the Grantor does hereby grant unto the Grantee, its heirs, successors, contractors and assigns, a temporary construction easement and right-of-entry over the following property, to wit:

Legal descriptions as set forth in **Exhibit "E"** attached hereto and incorporated herein by this reference.

Said easement and right-of-entry is for the purpose of access, construction and grading.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the Grantee, its successors and assigns, in connection with this easement shall be done with care. Following completion of the work performed, the surface of the property disturbed during construction shall be restored reasonably similar to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the street improvements being installed.

This easement will start 2 days after the Grantee gives written Notice of Construction to Grantor and shall terminate twenty-four (24) months thereafter. At the end of this term all rights granted under this Temporary Construction Easement and Right-of Entry are released and the Property shall be considered free and clear of this Temporary Construction Easement and Right-of Entry.

Grantor:

COMMONSPIRIT HEALTH, a Colorado non-profit corporation

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____)
) §
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____ as _____ of COMMONSPIRIT HEALTH, a
Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT "E"

PROJECT NUMBER: C15-004, ADD. #11
CDOT/FEDERAL AID PROJECT NUMBER ACQ C100-044

PARCEL NUMBER: TCE-2
October 6, 2021
DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-2 OF THE COUNTY OF ARAPAHOE RIGHT OF WAY PROJECT NUMBER C15-004, ADD #11, CONTAINING 303 SQ. FT. (0.007 ACRES), MORE OR LESS, IN THE EAST HALF OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN UNINCORPORATED ARAPAHOE COUNTY, COLORADO, BEING A PORTION OF LOT 1, BLOCK 2, INVERNESS SUBDIVISION FILING NO. 10 RECORDED NOVEMBER 20, 1990 AT RECEPTION NO. 90093354 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE NORTH 40°40'35" WEST, A DISTANCE OF 990.01 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF A 25' LANDSCAPE AND SIDEWALK EASEMENT AS DEPICTED ON SAID INVERNESS SUBDIVISION FILING NO. 10, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 23°20'29" WEST, A DISTANCE OF 5.00 FEET TO SAID NORTHEASTERLY LINE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 285.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°14'08" EAST;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'55", AN ARC LENGTH OF 61.09 FEET;

THENCE DEPARTING SAID NORTHEASTERLY LINE, NORTH 34°31'04" EAST, A DISTANCE OF 5.00 FEET TO SAID PARALLEL LINE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°31'04" EAST;

THENCE ALONG SAID PARALLEL LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'06", AN ARC LENGTH OF 60.12 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.007 ACRES, (303 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS REFERENCED HEREIN ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, SIXTH P.M. MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 34 BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A MONUMENT BOX AND AT THE NORTHEAST CORNER OF SAID SECTION 34 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 7361 1990", TAKEN TO BEAR NORTH 00°07'57" WEST, A DISTANCE OF 5275.77 FEET.

DANIEL E. DAVIS,
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898