

**PERMANENT ROADWAY PURPOSES AND UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS that Bowen Farms Inc., a Colorado Corporation, Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by grantor, does hereby grant and convey to the CITY OF LITTLETON, COLORADO, a municipal corporation of the State of Colorado, the Grantee, its heirs, successors, and assigns, a permanent right of entry and permanent roadway purposes easement on the property as described herein in which to construct, reconstruct, use, operate, remove, repair and maintain public roadways, traffic signalization, signage, and all reasonable and necessary appurtenances; a permanent easement and right-of-entry for the purpose of clearing, laying, constructing, reconstructing, using, operating, removing, repairing and maintaining public utilities, and all necessary appurtenances; and a permanent right of entry and permanent easement for the purpose of clearing, laying, constructing, and reconstructing sidewalk, curb and gutter and handicap ramps and related appurtenances, on, through, and under the following real property situate, lying and being in the City of Littleton, County of Douglas, State of Colorado, as shown on the attached legal description which is marked as Exhibit 1 and which is attached hereto and made a part hereof by this reference.

Grantor hereby covenants and agrees that it has good title to the afore-described premises; that it has good and lawful right to grant this easement.

Grantor, its successors and assigns, further covenants to and with the Grantee, that the Grantee's officers, agents or employees may at times when necessary or convenient to do so, go over and upon said described land, and do and perform any and all acts necessary and convenient to the carrying into effect of the purpose for which this grant is made.

Grantor, its successors and assigns, further agrees that it shall not, in any manner,

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interfere with the above stated objects, nor disturb, injure or molest the clearing, laying, construction,  
reconstruction, operation, removal or repair of same.

SIGNED this 3rd day of SEPTEMBER, 1998.

Bowen Farms Inc.,  
A Colorado Corporation

By: Martin E. Bowen  
President  
Title

ATTEST:

\_\_\_\_\_  
COUNTY OF Douglas )  
STATE OF COLORADO )

The foregoing instrument was acknowledged before me this 3rd day of  
SEPTEMBER, 1998.

My Commission Expires: 9-27-98

Kathleen M. Huey  
Notary Public

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PERMANENT EASEMENT  
TO BE ACQUIRED  
FROM

PARCEL NO. PE-5  
STA. 205+26 TO STA. 206+15

OWNER:  
BOWEN FARMS, INC.  
A COLORADO CORPORATION

FOR

PROJECT NO. RRS 0852-068  
COUNTY LINE ROAD AT  
SOUTH SANTA FE DRIVE.

COUNTY LINE ROAD RR GRADE  
SEPARATION.

DESCRIPTION

A Permanent Easement No. PE-5 of the Department of Transportation, State of Colorado Project No. RRS 0852-068 containing 3,671 square feet or 0.08 acres, more or less, being a portion of land as described at Book 636 Page 400A Reception No. 8605529, Recorded at the Douglas County Clerk and Recorders Office, also being a portion of the Northwest Quarter of Section 5, Township 6 South, Range 68 West, of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 32; Thence South 83 Degrees 26 Minutes 51 Seconds West, a distance of 577.03 feet to a point on the southerly Right-of-Way line of County Line Road (Aug. 1995), said point also being the true POINT OF BEGINNING;

Thence North 84 Degrees 21 Minutes 35 Seconds East, a distance of 89.43 feet to a point;

Thence South 00 Degrees 00 Minutes 00 Seconds West, a distance of 45.64 feet to a point;

Thence South 90 Degrees 00 Minutes 00 Seconds West, a distance of 89.00 feet to a point;

Thence North 00 Degrees 00 Minutes 00 Seconds West a distance of 36.85 feet to the POINT OF BEGINNING.

The above described Permanent Easement contains 3,671 square feet (0.08 acres), more or less, and is subject to all rights-of-way, interests, claims, rights and/or easements; of record or apparent. For the purpose of construction and maintenance of a new drainage facility.

BASIS OF BEARING: The line between the South Quarter Corner and the Southwest Corner of Section 32, Township 6 South, Range 68 West, of the 6th Principal Meridian bears South 89 Degrees 48 Minutes 39 Seconds West, a grid bearing determined by GPS (Global Position System) observation. The Southwest Corner of said Section 32 is a CDOT type 3A monument in a survey box, stamped "PLS No. 25384". The South Quarter Corner of said Section 32 is a 2-1/2" aluminum cap (stamping illegible), 0.40' below the existing asphalt.



DANIEL P. WILMETH P.L.S. #25384

J.F. Sato & Associates  
5898 S. Rapp St.  
Littleton, Co. 80120

Rev. 12-05-95

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