

EASEMENT  
FOR SIDEWALK PURPOSES

The undersigned owners and Grantors hereby acknowledge from the City of Aurora, Colorado, a municipal corporation of the Counties of Adams and Arapahoe, State of Colorado, and hereinafter referred to as "GRANTEE", the sum of TEN DOLLARS (\$10.00) and other good and valuable and sufficient consideration, and in consideration of which said GRANTORS hereby grant unto said GRANTEE, its successors and assigns, an easement for sidewalk purposes, and to be used as a public thoroughfare, together with the right, privilege and authority to construct, reconstruct, and maintain its sidewalk, and all fixtures, devices and structures whatsoever necessary or useful in the operation of said sidewalk, in, over, on, through, along and across the following lots or parcels of land situate in the County of Adams, State of Colorado, to wit:

See Exhibit A wherein the description is more fully set forth. Said exhibit is attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said premises, to survey, construct, reconstruct, control and use said sidewalk and to remove objects or structures therefrom, except the GRANTEE shall not interfere with any structures existing in any previously-dedicated portion of the above-described easement.

GRANTOR remains responsible for the maintenance of all areas of the easement, including landscaping, irrigation, and all standard maintenance of sidewalk as required by law including snow removal.

It is understood and agreed that the easement and rights herein granted are nonexclusive and are subject to existing easements and rights-of-way previously granted.

Signed and delivered this 6th day of February, A.D. 1989.

OWNERSHIP:

Walter P. Leser  
Walter P. Leser

Walter P. Leser  
Walter P. Leser, an undivided 1/8 interest

Waltina Ltd., Partnership  
By Walter P. Leser, general partner interest

STATE OF COLORADO )  
COUNTY OF Adams ) ss:

The foregoing instrument was acknowledged before me this 6th day of February, A.D. 1989 by Walter P. Leser.

Witness my hand and official seal.

My commission expires: February 4, 1993

My address is: 1500 1st St. Aurora, CO  
Walter P. Leser

WILLIAM SOKOL  
COUNTY RECORDER  
ADAMS COUNTY, COLORADO  
FEB 21 8 03 AM '89

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866692

PRS.0037

Approved as to form:

Norman Bucher 1-26-89  
Legal Dept. Date

Reviewed by:

Rona R. Ho 2/21/89  
Real Property Date

BY: [Signature] 1/11/89  
ENGINEERING

# EXHIBIT A

BOOK 3537 PAGE 416

An easement for sidewalk purposes situated in the SW1/4 of Section 29, T3S, R66W, 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the NW corner of the SW1/4 of said section 29; thence easterly along the north line of said SW1/4 a distance of 80.00 feet; thence southerly parallel with the west line of said SW1/4 a distance of 30.00 feet to a point on the southerly right-of-way of East 32nd Avenue, said point being the Point of Beginning;

thence easterly along said right-of-way line a distance of 320.00 feet;

thence southerly on an interior angle to the left of  $90^{\circ}00'00''$  a distance of 8.00 feet.

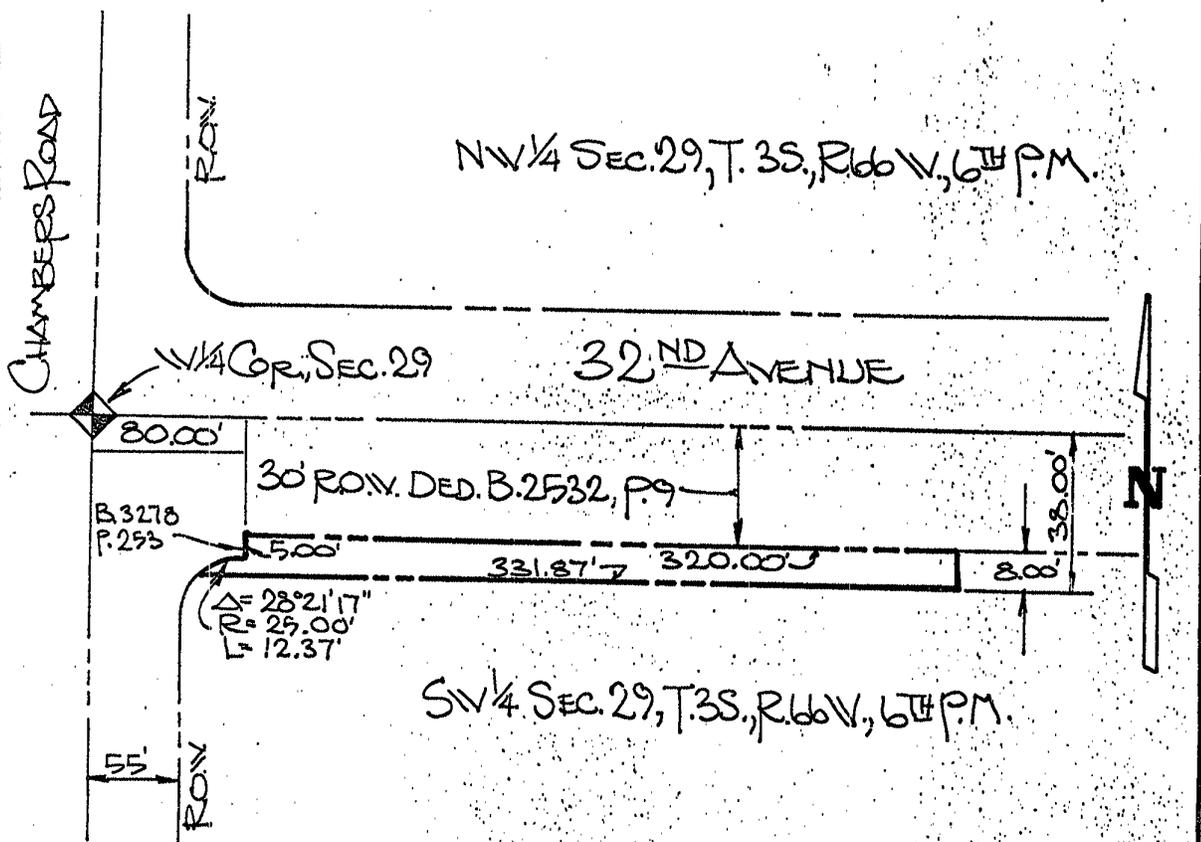
thence westerly parallel with and 38.00 feet distant from the north line of said SW1/4 a distance of 331.87 feet, to a point of curve to the right said point lying on the easterly right-of-way for Chambers Road described in Book 3278 Page 252 as recorded in Adams County, Colorado records;

thence along the arc of said curve (whose chord forms an angle to the left of  $140^{\circ}10'43''$  from the last described course) having a radius of 25.00 feet, a central angle of  $28^{\circ}21'27''$  and an arc length of 12.37 feet;

thence northerly and parallel with the west line of said SW1/4 a distance of 5.00 feet to the Point of Beginning containing 2584 square feet (0.0593 acres) more or less.

LEGALSI 051  
1/20/89





NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

CITY OF AURORA, COLORADO

A EASEMENT FOR SIDEWALK PURPOSES SITUATED IN THE SW 1/4 OF SECTION 29, T. 35, R. 66 W., 6TH P.M. ADAMS COUNTY, COLORADO

AWN BY	SCALE	R-O-W FILE NO.
REG.	DONE	
CHECKED BY	DATE	JOB NO.
	1-24-189	