

Return to:
City Clerk
City of Aurora Colorado
15151 E Alameda Pkwy Suite 1400
Aurora Colorado 80012

AVIGATION EASEMENT

1. The undersigned (the "Grantor(s)") (is)(are) the owner(s) of that certain parcel of real property more particularly identified and described in the legal description attached to and made a part of this instrument as Exhibit A (the "Property").

2. Grantor(s), for (itself)(themselves), (its)(their) successors and assigns, hereby grant(s) and convey(s) to THE CITY OF AURORA, COLORADO, its successors and assigns (the "City"), and DEN Airport, its successors and assigns (the "Airport")(collectively, the "Grantees"), a perpetual and assignable easement in and over the Property and a right-of-way for the free and unrestricted passage and flight of all aircraft in the navigable airspace above the surface of the Property as defined by the Federal Aviation Act of 1958, 49 U.S.C. § 40101, et seq., and the regulations adopted pursuant thereto, as the same are from time to time amended (the "Airspace").

3. Said easement and right-of-way shall include, but is not limited to:
 - a. For the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons of any and all aircraft now known or hereafter invented, used, or designated for navigation of or flight in the air, in, through, across or about any portion of the Airspace;
 - b. The right to cause or create, or permit or allow to be caused or created in the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and all other effects as may be inherent in the proper operation of aircraft;
 - c. The right to clear and keep clear the Airspace of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees or any other objects which extend into the Airspace and the right to cut to the ground level and remove any trees which extend into the Airspace;
 - d. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon, the Property, and which extend into the Airspace; and
 - e. The right of ingress to, passage within, and egress from the Property, solely for the above stated purposes.

4. Grantor(s) hereby covenant(s) with Grantees as follows:
 - a. Grantor(s) will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Property to extend into the Airspace, constitute an obstruction to air navigation, or obstruct or interfere with the use of the easement and right-of-way herein granted; and
 - b. Grantor(s) will not use or permit the use of the Property in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon the Airport and any aircraft.

5. The easement and right-of-way granted herein shall be deemed in gross, being conveyed to Grantees for their benefit and the benefit of any and all member of the general public who may use

PARCEL A:

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12;

THENCE S 00°21'13" E, ALONG THE CENTER SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1906.30 FEET TO A POINT;

THENCE S 89°38'55" W A DISTANCE OF 2602.89 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 60 FEET WIDE PICCADILLY ROAD;

THENCE N 00°15'34" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1947.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE S 89°26'29" E, ALONG SAID NORTH LINE, A DISTANCE OF 2600.02 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AREA OF 115.1 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

PARCEL B:

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 12;

THENCE S 00°21'13" E, ALONG THE CENTER SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1906.30 FEET TO THE POINT OF BEGINNING;

THENCE S 00°21'13" E, ALONG SAID LINE, A DISTANCE OF 600.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 110 FEET WIDE EAST 56TH AVENUE;

THENCE S 89°38'55" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2603.88 FEET TO THE EAST RIGHT OF WAY LINE OF 60 FEET WIDE PICCADILLY ROAD;

THENCE N 00°15'34" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 600.00 FEET TO A POINT;

THENCE N 89°38'55" E A DISTANCE OF 2602.89 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AREA OF 35.9 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.