

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That (Print Name) ANGUSTANA LUTHERAN CHURCH

(Address) 5000 East Alameda Avenue

Denver, Colorado 80246

of the County of Denver, State of Colorado.

hereinafter sometimes referred to as "Grantor", for and in consideration of One Dollar (\$1.00), receipt of which is acknowledged, and the prospective benefits to be derived by reason of the locating, establishing and constructing drainage facilities for water and sewage under the supervision of and for the City and County of Denver, and other good and valuable considerations in hand paid, do hereby grant, convey and release to the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado, its successors and assigns, sometimes hereinafter referred to as the "City" or "Grantee", an exclusive and perpetual easement and right-of-way for drainage facilities for water and sewage across lands owned by Grantor, and situated in the City and County of Denver, State of Colorado.

Grantor hereby grants to Grantee the perpetual right to enter, re-enter and use the hereinafter described easement to locate, construct, inspect, operate, maintain, repair, remove, replace, relocate and reconstruct drainage facilities for water and sewage, including underground and surface facilities and appurtenances thereto, into, within, over, upon, across, through and under the parcel of land for which the easement and right-of-way is hereby granted, and said parcel of land is more particularly described as follows, to wit:

(Legal Description of land for easement itself)

A parcel of land described in Exhibit(s) A, attached hereto, which by reference is (are) expressly incorporated herein.

The Grantor hereby warrants that Grantor has full right and lawful authority to make the grant herein contained and that Grantor has fee simple title to the land over which said easement is granted.

The interest granted to the City herein shall specifically include any after acquired rights of Grantor in the subject property, to the extent of the specified easement rights herein stated.

Asset Mgmt. F-02-00B

APPROVED FOR RECORDING
ASSET MGMT. *[Signature]*

Project Description: Room EASEMENT
EM & LEETSDALE

Approved as to Form City Attorney's Office:
[Signature]
Date: Feb 13, 2019

Leetsdale Center storm sewer

Project No. SP-99-34 WMD No. 1214.06-DE

Asset Mgmt. # 02-003

LEGAL DESCRIPTION

A TRACT OF LAND LYING WITHIN BLOCK 205, EAST CAPITOL HILL SUBDIVISION OF BLOCK "E", JERSEY SUBDIVISION, VACATED EAST DAKOTA AVENUE, VACATED SOUTH FAIRFAX STREET AND VACATED SOUTH ELM STREET, LOCATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 205; THENCE N89°45'43"E 14.38'; THENCE S00°00'00"W 9.71' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 65.00', AND A LENGTH OF 102.10'; THENCE N90°00'00"W 167.59'; THENCE S47°10'01"W 28.10'; THENCE S00°02'48"W 30.64'; THENCE N90°00'00"W 12.50'; THENCE S00°02'48"W 113.71'; THENCE S20°56'17"W 22.20' TO THE NORTH ROW LINE OF LEETSDALE DRIVE; THENCE N76°45'57"W 20.18' ALONG SAID NORTH ROW LINE OF LEETSDALE DRIVE; THENCE DEPARTING SAID NORTH ROW LINE N20°56'17"E 21.21'; THENCE N00°02'48"E 110.00'; THENCE N90°00'00"W 12.50'; THENCE N00°02'48"E 79.75'; THENCE N90°00'00"E 233.16' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 35.00' AND A LENGTH OF 54.98' TO A POINT OF TANGENT; THENCE N00°00'00"W 61.16'; THENCE N90°00'00"E 15.62'; THENCE S00°00'05"E 51.51' TO THE POINT OF BEGINNING.

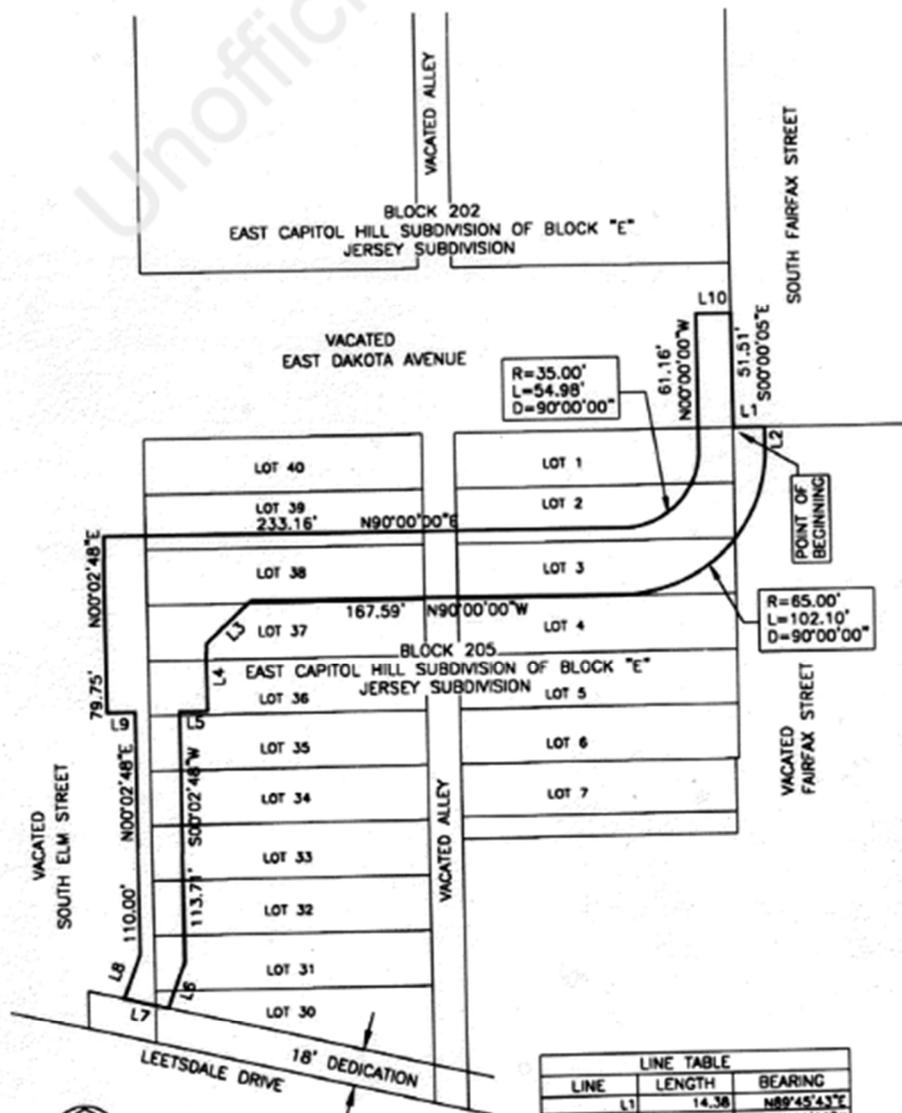
SAID TRACT OF LAND CONTAINS 15,552 SQUARE FEET (0.357 ACRES), MORE OR LESS.

BASIS OF BEARING:

THE NORTH LINE OF LOT 1, BLOCK 205, EAST CAPITOL HILL SUBDIVISION OF BLOCK "E", JERSEY SUBDIVISION, BEING N89°45'43"E.



				EXHIBIT A			
				PROVIDED BY OSCAR & ASSOCIATES, LLC 2590 QUAIL ST. LAKEWOOD, CO 80215 303-275-0575			
REVISED	MSD	1/25/02					
APPROVED							
CHECKED	TBM	12/9/99	PROJECT				
			LEETSDALE CENTER STORM SEWER				
DRAWN	TBM	12/9/99	LOCATION (BY-201)				
			R67W, T4S, SEC 18, NE 1/4 (67-4-18.1)				
SURVEYED							
ACTION	BY	DATE	JOB NO.	PROJECT NO.	P.W. FILE NO.	SHEET	
				SP-99-34	1214.06-DE	1 of 2	



LINE	LENGTH	BEARING
L1	14.38	N89°45'43"E
L2	9.71	S00°00'00"W
L3	28.10	S47°10'01"W
L4	30.64	S00°02'48"W
L5	12.50	N90°00'00"W
L6	22.20	S20°56'12"W
L7	20.18	N78°45'32"W
L8	21.21	N20°56'17"E
L9	12.50	N90°00'00"W
L10	15.62	N90°00'00"E

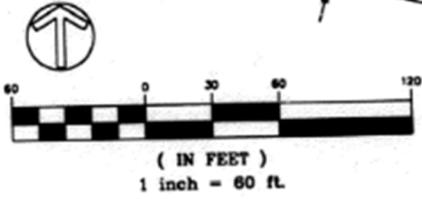


EXHIBIT A			
REVISED	MSD	1/25/02	PREPARED BY OSCAR & ASSOCIATES, LLC 2590 QUAIL ST. LAKEWOOD, CO 80215 303-275-0575
APPROVED			PROJECT LEETSDALE CENTER STORM SEWER
CHECKED	TBM	12/9/99	
DRAWN	TBM	12/9/99	LOCATION (SP-99-34) R67W, T4S, SEC 18, NE 1/4 (67-4-18.1)
SURVEYED			
ACTION	BY	DATE	PROJECT NO. SP-99-34 FILE NO. 1214.06-DE SHEET 2 of 2