

TEMPORARY CONSTRUCTION EASEMENT

The undersigned owner(s), hereinafter referred to as Grantor(s), hereby acknowledge(s) receipt from **THE CITY OF AURORA, COLORADO**, a home-rule municipal corporation, of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee," of the sum of ONE DOLLAR (\$1.00) AND NO/100, and other good and valuable consideration, in consideration of which Grantor(s) hereby grant(s) unto said Grantee, its successors and assigns, agents, employees, contractors, subcontractors, and invitees, access, to the extent necessary to carry out the Construction Work (defined below), together with a construction easement in, over, through, along, and across the following described parcel of land, situated in the County of Arapahoe, State of Colorado, to wit:

See EXHIBIT A wherein the description is more fully set forth. Said Exhibit A is attached hereto and incorporated herein by reference ("Premises").

Together with the right of ingress and egress over said Premises, a staging and stockpiling area, to survey, construct, reconstruct, and remove objects or structures therefrom if necessary for occupancy of the Premises in order to widen the existing roadway, reconstruct sidewalk and restore the Premises ("Construction Work").

^{PA 18} The term of the grant of said access and construction easement shall be for a period of ~~12~~ months ("Term"), commencing with the date of the notarization of the signature. In any event, the herein-described grant of easement shall expire no later than ~~November 30,~~ ^{NOV} ~~2026~~ ²⁰²⁷. ~~Before~~ ^{DA} the commencement of the designated period, the Grantor(s) hereby also grant(s) unto said Grantee, its successors and assigns, access and entry to such property. Such access and entry will be granted for the purposes including, but not limited to, surveying, delivering of construction materials, or any other activity reasonably necessitated by the Construction Work. Grantee shall be allowed to have reasonable access to and/or entry upon the Premises at reasonable intervals to conduct the Construction Work.

Upon the lapse of said Term, this access and construction easement, together with the right, privilege and authority to construct, reconstruct, operate or maintain fixtures, devices or structures upon the Premises, herein granted is terminated, and the Grantor(s), their heirs, successors and assigns shall thereupon be restored to its first and former estate, free and clear of any grant or easement herein contained or any right or privilege attaching to the herein-described grant of easement. After this date, all covenants contained within the herein-described grant of easement are released and the property shall be considered free and clear of any restriction or any right or privilege attaching to the herein-described grant of easement.

Grantee shall restore, or cause to be restored, the Premises and any improvements thereon to the condition which existed immediately prior to Grantee's occupancy of the Premises, as closely as practicable.

[SIGNATURES APPEARING ON FOLLOWING PAGE]

Signed and delivered this 16 day of October 2025.

Quincy Hill Townhouse Association
a Colorado nonprofit Corporation

BY: [Signature]

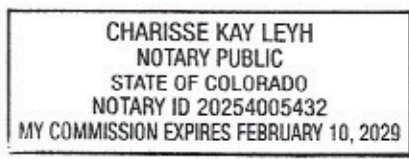
Print Name: Davin Hammond

Title: President

STATE OF Colorado)
) §
COUNTY OF Arapahoe)

The above and foregoing instrument was subscribed and sworn to before me this 16 day of October, 2025, by Davin Hammond as President of Quincy Hill Townhouse Assoc. a Colorado nonprofit Corporation.

Witness my hand and official seal.



Charisse Kay Leyh
NOTARY PUBLIC

My commission expires:

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00

APPROVED AS TO FORM:

REVIEWED BY:

Michelle Gardner, Sr. Asst. City Attorney

Matt Cresto, Project Engineer

Hector Reynoso, Real Property Services Manager

EXHIBIT A

PROJECT CODE: 23283
PROJECT NUMBER: AQC M055-052
PARCEL NUMBER: TE-8
DATE: AUGUST 9, 2022

A parcel of land No. TE-8 of the Colorado Department of Transportation, Project Code 23283, Project No. AQC M055-052, situated in the NW 1/4 of Section 7, Township 5 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, being a part of Tract "A", Block 1, Quincy Hill Subdivision Filing No. 2, the plat of said subdivision being recorded at Rec. No. 2270969 in the office of the Arapahoe County Clerk and Recorder, more particularly described as follows:

Commencing at the N 1/4 corner of said Section 7 (from whence the NW corner of said section bears S89°53'26"W, a distance of 2553.13 feet);

Thence S86°34'40"W, a distance of 951.83 feet to a point on the northerly line of said Tract "A", said point being the **Point of Beginning**;

Thence S84°38'57"E, a distance of 2.54 feet to a point of non-tangent curvature to the right;

Thence along said curve (whose chord bears S84°36'57"E, a distance of 20.98 feet) having a radius of 112.00 feet and a central angle of 10°44'52", an arc distance of 21.01 feet to a point of non-tangency;

Thence S65°12'02"E, a distance of 34.91 feet to a point of tangent curvature to the right;

Thence along said curve (whose chord bears S61°49'44"E, a distance of 13.17 feet) having a radius of 112.00 feet and a central angle of 06°44'36", an arc distance of 13.18 feet to a point on the westerly line of said Tract "A", said point being a point of non-tangency;

Thence S41°43'20"E, coincident with said westerly line, a distance of 12.26 feet;

Thence S48°16'40"W, a distance of 3.67 feet to a point of non-tangent curvature to the left;

Thence along said curve (whose chord bears N58°55'17"W, a distance of 23.08 feet) having a radius of 105.50 feet and a central angle of 12°33'30", an arc distance of 23.12 feet to a point of tangency;

Thence N65°12'02"W, a distance of 26.41 feet;

Thence S00°24'10"E, a distance of 31.75 feet;

Thence S89°35'50"W, a distance of 49.16 feet;

Thence N02°06'35"W, a distance of 29.23 feet;

Thence N68°19'00"W, a distance of 1.17 feet;

Thence N00°06'34"W, a distance of 8.09 feet;

Thence S89°53'26"W, a distance of 37.51 feet;

Thence N00°06'34"W, a distance of 6.00 feet;

Thence N89°53'26"E, a distance of 60.23 feet to the **Point of Beginning**.

The above-described parcel containing 2,694 square feet (0.062 acres), more or less.

Bearings based on the north line of the NW 1/4 of Section 7, T5S, R66W, 6th PM, being S89°53'26"W, said bearing being a grid bearing of the NAD 1983(1992) State Plane Coordinate System of Colorado, Central Zone, and all lineal distances are represented in US Survey Feet.

Illustration attached and made a part hereof.

Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

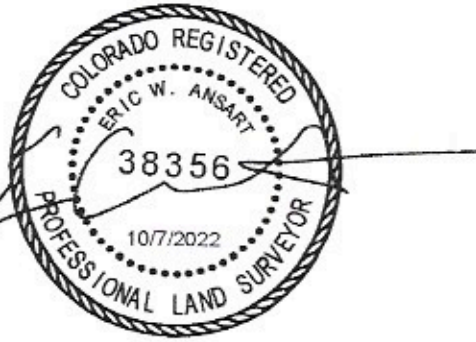


ILLUSTRATION FOR EXHIBIT A



- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT LINE

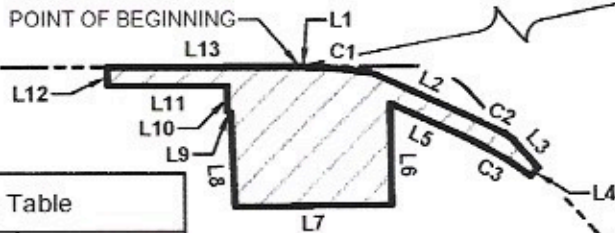
NW COR. SEC. 7,
T5S, R66W

N 1/4 COR. SEC. 7, T5S, R66W
(POINT OF COMMENCEMENT)

N LINE NW 1/4 SEC. 7, T5S, R66W S89° 53' 26"W 2553.13' (BASIS OF BEARINGS)

E. Quincy Ave. Book 2159, Page 115

S86° 34' 40"W 951.83' (TIE)



Owner:
Quincy Hill Townhouse Assn.
27 Inverness Dr. E.
Englewood, CO 80112
Book 3685, Page 748

Tract "A", Block 1,
Quincy Hill Sub. Flg. No. 2
Rec. No. 2270969

S. Smoky Hill Rd. Book 2159, Page 118

Line #	Length	Direction
L1	2.54'	S84° 38' 57"E
L2	34.91'	S65° 12' 02"E
L3	12.26'	S41° 43' 20"E
L4	3.67'	S48° 16' 40"W
L5	26.41'	N65° 12' 02"W
L6	31.75'	S00° 24' 10"E
L7	49.16'	S89° 35' 50"W
L8	29.23'	N02° 06' 35"W
L9	1.17'	N68° 19' 00"W
L10	8.09'	N00° 06' 34"W
L11	37.51'	S89° 53' 26"W
L12	6.00'	N00° 06' 34"W
L13	60.23'	N89° 53' 26"E

Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	10° 44' 52"	21.01'	112.00'	S84° 36' 57"E	20.98'
C2	06° 44' 36"	13.18'	112.00'	S61° 49' 44"E	13.17'
C3	12° 33' 30"	23.12'	105.50'	N58° 55' 17"W	23.08'

BEARINGS BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 7, T5S, R66W, 6TH P.M., BEING S89°53'26"W
 THE ABOVE DESCRIBED PARCEL CONTAINS 2,694 SQUARE FEET (0.062 ACRES) MORE OR LESS
 This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY: EWA	SCALE: NONE	R.O.W. FILE NUMBER TE-8
CHECKED BY: DMR	DATE: 7/6/2022	JOB NUMBER: 18065

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF
 SEC. 7, T5S, R66W, 6TH P.M., CITY OF AURORA,
 COUNTY OF ARAPAHOE, STATE OF COLORADO