

**RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:**

Union Pacific Railroad Company
Attn: Real Estate Sales (Folder No. 3331-46)
1400 Douglas Street, MS 1690
Omaha, Nebraska 68179

(Space Above for Recorder's Use Only)

3331-46

EASEMENT DEED

CITY OF BRIGHTON, COLORADO, a municipal corporation ("Grantor"), for and in consideration of One Dollar (\$1.00) and other valuable consideration paid to it, grants and conveys to **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantee"), its successors and assigns, a PERPETUAL, EXCLUSIVE EASEMENT AND RIGHT OF WAY ("Easement") in, to, over, along, upon and across the property in Adams County, State of Colorado, described in **Exhibit A**, attached hereto and made a part hereof ("Property"), for the construction, use, operation, maintenance, modification, repair, renewal, reconstruction, relocation and removal of railroad trackage and any and all appurtenances related thereto, grading work, drainage facilities and/or structures, utility and communication facilities (including, but not limited to fiber optics, signal equipment and appurtenances required for railroad operations, and third party utility facilities necessary for Grantee's railroad operations), and for any other railroad purposes, together with the right of ingress and egress to and from the Property, for the purpose of exercising the rights granted in this instrument, and, if and when necessary, removing Grantee's property and facilities from the Property.

Grantor, for itself, its successors and assigns, covenants with Grantee, its successors and assigns, that Grantor has the full power and lawful authority to grant and convey the Easement.

Grantor and Grantee have duly executed this instrument this _____ day of _____, 2022.

City of Brighton, Colorado
a municipal corporation

By: _____
Michael Martinez, City Manger

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM

Yasmina Shaush, Assistant City Attorney

STATE OF COLORADO)
) **ss.**
COUNTY OF ADAMS)

This instrument was acknowledged before me on _____, 2022,
by Michael Martinez, the City Manager of the City of Brighton, Colorado, a municipal corporation,
on behalf of said entity.

WITNESS my hand and official seal.

Notary Public

(Seal)

Grantor and Grantee have duly executed this instrument this _____ day of _____, 2022.

**UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation**

Kris Anderson
Manager Real Estate - Acquisitions

**STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)**

This instrument was acknowledged before me this _____ day of _____, 2022, by Kris Anderson, Manager Real Estate - Acquisitions of Union Pacific Railroad Company, a Delaware corporation, on behalf of the corporation.

WITNESS my hand and official seal.

Notary Public

(Seal)

EXHIBIT A

**LEGAL DESCRIPTION OF THE PROPERTY
(TO BE ATTACHED)**

LAND DESCRIPTION

PARCEL:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 89°58'29" EAST AS MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP, LS 23519 AT THE NW CORNER AND BY A FOUND 2 1/2" ILLEGIBLE ALUMINUM CAP AT THE NORTH 1/4 CORNER, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 6, LYING 30.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 6, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 2 (EAST 168TH AVE.);

THENCE SOUTH 89°57'22" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 254.24 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE SOUTH 13°49'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1529.12 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, GWS SUBDIVISION AS RECORDED IN ADAMS COUNTY, COLORADO RECORDS, THENCE ALONG THE SOUTHERLY LINE OF LOT 2, BLOCK 1, GWS SUBDIVISION NORTH 76°35'59" WEST 423.27 FEET, SAID POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 08°49'06" WEST, 90.05 FEET;

THENCE SOUTH 00°18'23" EAST, 183.35 FEET; TO A TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1255.00 FEET, A CENTRAL ANGLE OF 16°04'05" AND WHOSE CHORD BEARS SOUTH 08°20'26" EAST, A DISTANCE OF 350.80 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 351.96 FEET;

THENCE SOUTH 16°22'29" EAST, 265.81 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DENVER STREET;

THENCE NORTH 89°31'21" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 36.57 FEET;

THENCE NORTH 16°22'29" WEST, 255.21 FEET, TO A TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 1290.00 FEET, A CENTRAL ANGLE OF 16°04'05" AND WHOSE CHORD BEARS NORTH 08°20'26" WEST, A DISTANCE OF 360.59 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 361.77 FEET;

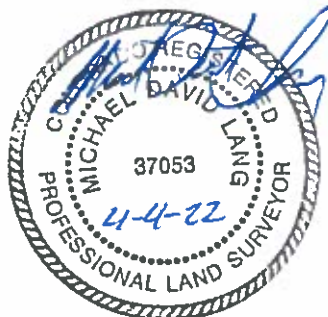
THENCE NORTH 00°18'23" WEST, 285.13 FEET, TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID GWS SUBDIVISION, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 75°09'22" EAST, 32.77 FEET;
2. THENCE SOUTH 76°35'59" EAST, 18.17 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINING ±32,082 SQUARE FEET (0.737 ACRES), MORE OR LESS.



MICHAEL DAVID LANG, PLS
COLORADO REGISTRATION NO. 37053
RIDGETOP ENGINEERING AND SURVEYING



541 E. Garden Drive, Unit N T (970) 663-4552
Windsor, CO 80550 W ridgetopeng.com

LAND DESCRIPTION

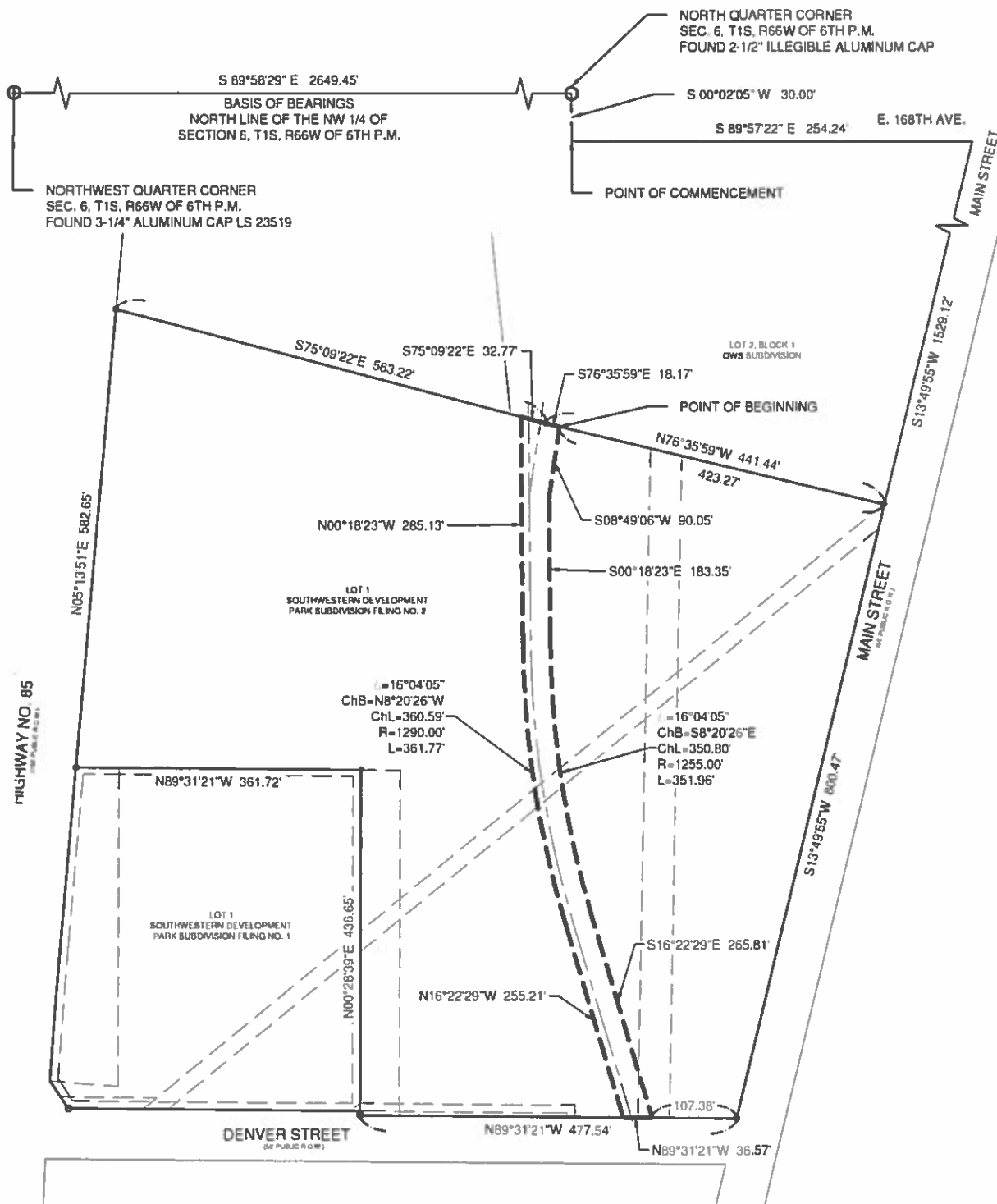
SE 1/4 OF THE NW 1/4
SEC. 6, T1S, R66W, 6TH P.M.,
CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO

Project: 21-020-013
Drawing: EASE01
Field Date:
Crew:
Drafted By: BSA
Date: 04/04/2022
Revised: -

Sheet:

1
2

DESCRIPTION EXHIBIT



0 200 400
scale 1"=200' feet



RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

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