

**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

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*(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)

\_\_\_\_\_, 2022.

**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;

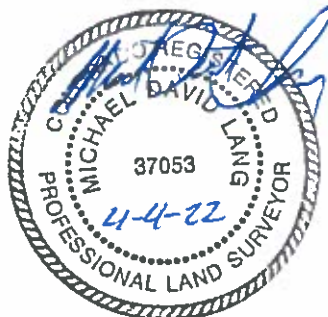
THENCE NORTH 00°18'23" WEST, 285.13 FEET, TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID GWS SUBDIVISION, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

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

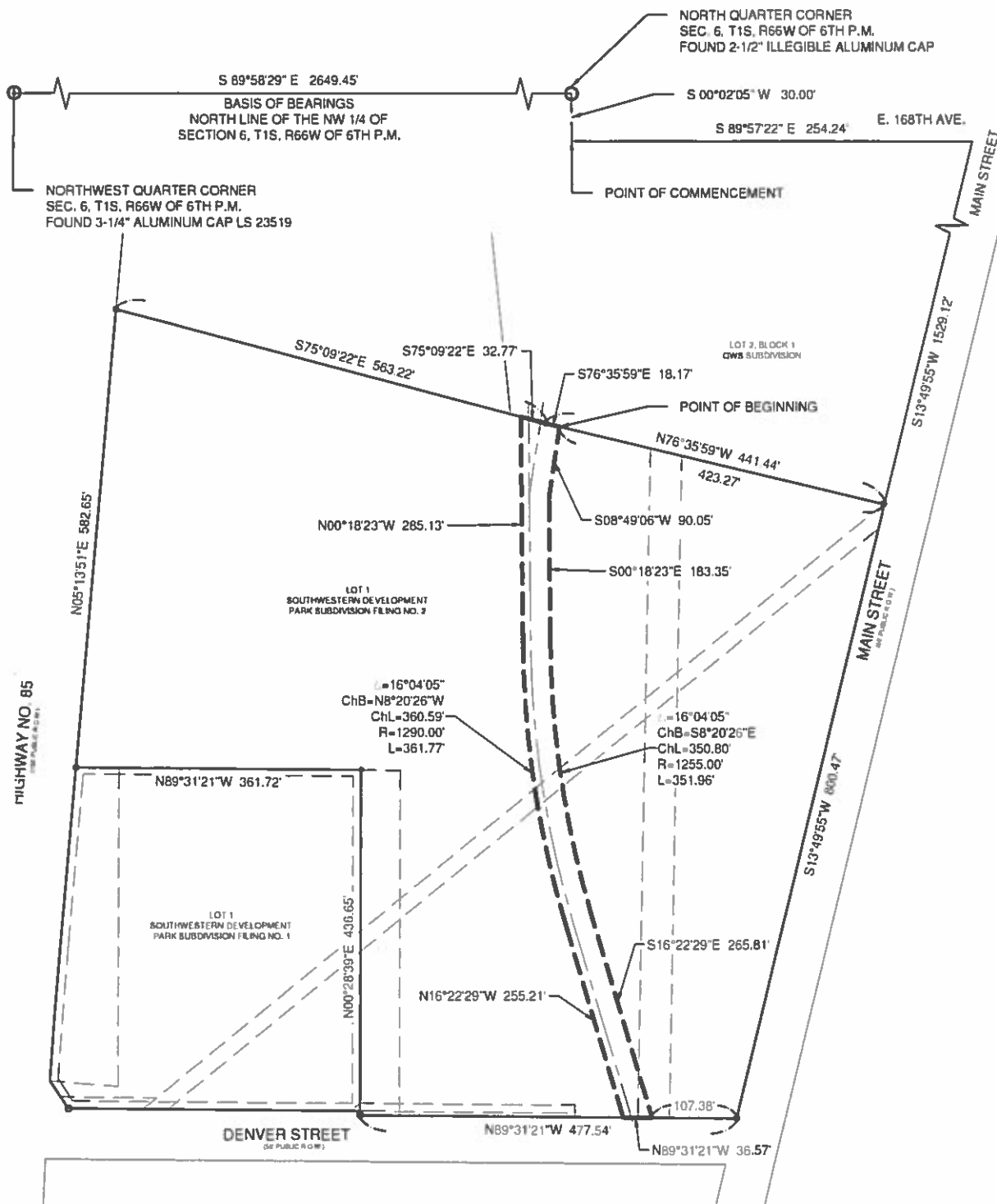
SE 1/4 OF THE NW 1/4  
SEC. 6, T1S, R66W, 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF  
ADAMS, STATE OF COLORADO

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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SEC. 6, T1S, R66W, 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF  
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