

**EASEMENT AND RIGHT OF WAY**

**(Facilities To Be Installed And Maintained By Grantor)**

THIS EASEMENT, granted this 12 day of August, 2021, by  
T&M, LLC, Grantor, to Pueblo, a Municipal Corporation, Grantee:

WITNESSETH:

THAT IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, paid by the Grantee, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors and assigns, an easement and right of way for the purpose of Drainage Utilities, in, through, over, under and across Grantor's property situated in Pueblo County, Colorado described in the attached Exhibit "A" (the "Property").

Grantor shall install Drainage Facilities  
(the "Facilities") in the Property in accordance with plans and specifications therefore approved by, and on file with Grantee, and, thereafter, Grantor shall maintain the Facilities in good working order and condition, and repair and replace the Facilities.

Grantee shall have the right at its option (but not the obligation) to inspect, control, maintain, repair and replace the Facilities and recover all costs and expenses thereof plus an administrative charge of 15% from the Grantor. For such purposes, Grantee is granted the right to enter upon the Property and adjoining property of Grantor. Failure of Grantee to inspect, control, maintain, repair or replace the Facilities shall not subject the Grantee to any liability for such failure.

Grantor reserves the right to use and occupy the Property for any purpose not inconsistent with the privilege above granted and which will not interfere with or endanger any equipment or facilities therein or use thereof. Such reservation by the Grantor shall in no event include the right to locate or erect or cause to be located or erected on the Property any building or any other structure or manufactured or mobile home or trailer unit.

Grantor warrants to Grantee that Grantor (a) has good and sufficient right and title in and to the Property and full power to grant this easement and right-of-way, and (b) will defend Grantee's quiet and peaceful possession of the Property and easement and right-of-way against all persons who may lawfully claim title to the Property.

"Grantee" shall include the plural and the feminine. This Easement and Right of Way shall be binding upon, and shall inure to the benefit of the heirs, personal representatives, successors and assigns of the Grantor and Grantee.

SIGNED this 12 day of August, 2021.

GRANTOR:

By: Mohammad Ghemdi

ACKNOWLEDGEMENT  
(For a limited liability company)

STATE OF Colorado )

COUNTY OF Pueblo )

ss.

The foregoing instrument was acknowledged before me this Aug 12, 2021 by Mohammed Ghamdi (name of manager(s)) as manager(s) of T+M, LLC (name of limited liability company) a Colorado (state of organization), limited liability company.

Witness my hand and official seal.

My commission expires: 06-14-2023

(SEAL)  
Notary Public (or official title)



LEAH PULSIFER  
Notary Public  
State of Colorado  
Notary ID # 20194022591  
My Commission Expires 06-14-2023

# STORMWATER MAINTENANCE EASEMENT

## EXHIBIT A

An easement located within a portion of Parcel A, Rearrangement of Property Boundaries RPB-21-02, according to the recorded plat thereof, filed for record July 19, 2021, as Reception No. 2235387 in the records of the Pueblo County Clerk and Recorder, being within a portion of the SW 1/4 of Section 25, Township 20 South, Range 65 West of the Principal Meridian, being more particularly described as follows:

An easement for the purpose of stormwater utility and maintenance purposes being more particularly described as follows:

**BEGINNING** at the SE corner of said Parcel A; thence along the southerly line of said Parcel A, the following two courses:

- 1.) N 89°50'38" W (bearings based on the south line of Parcel A, Rearrangement of Property Boundaries RPB-21-02, filed for record July 19, 2021, as Reception No. 2235387 in the records of the Pueblo County Clerk and Recorder, monumented at the east end with a No. 4 rebar and yellow plastic cap PLS 22101 and at the west end with a No. 4 rebar and yellow plastic cap PLS 6128 to bear N 89°50'38" W as established on the recorded plat thereof), a distance of 25.66 feet;
- 2.) N 53°31'08" W, a distance of 182.76 feet;

thence N 34°01'44" E, a distance of 108.46 feet; thence S 89°50'38" E, a distance of 112.45 feet to a point on the easterly line of said Parcel A; thence S 00°09'22" W, along said easterly line, a distance of 198.31 feet to the

**POINT OF BEGINNING**

Said easement contains 0.542 acres, more or less.  
(23,596 sq. ft., more or less).

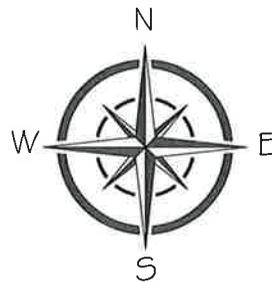
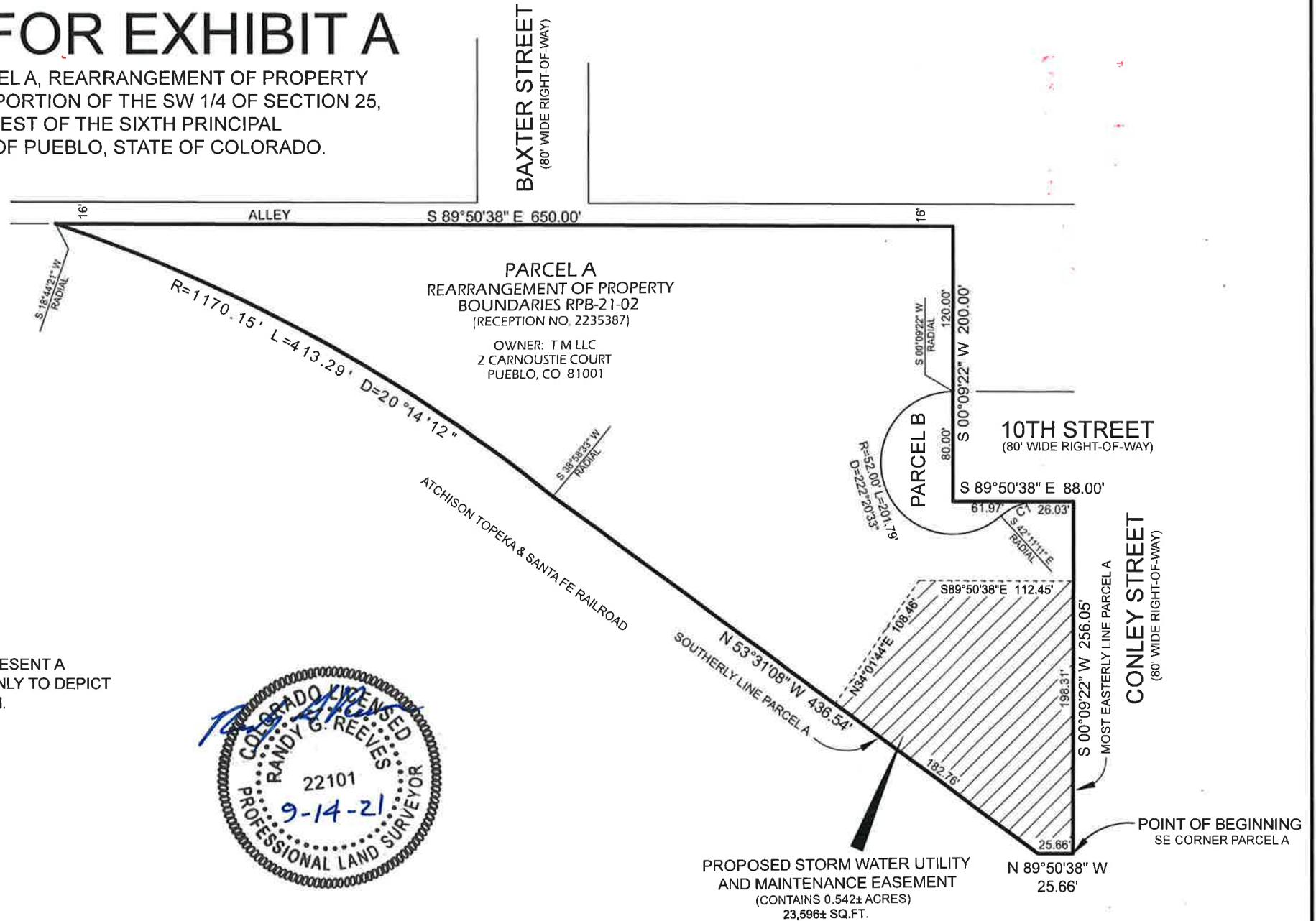
  
\_\_\_\_\_  
RANDY G. REEVES  
PROFESSIONAL LAND SURVEYOR NO. 22101

SEPT. 14, 2021  
DATE



# ILLUSTRATION FOR EXHIBIT A

AN EASEMENT WITHIN A PORTION OF PARCEL A, REARRANGEMENT OF PROPERTY BOUNDARIES RPB-21-02, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.



SCALE 1" = 100'

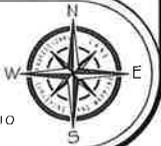
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	29.56	40.00	42°20'33"



PROJECT: BAHU CONSTRUCTION DESCRIPTION: EASE EXB (ILLUSTRATION) (10TH STREET)	
SHEET: 1 OF 1	JOB NUMBER: 2021-540
DATE: 8-27-2021	FILE NAME: 2021-540 EASE EXB
SCALE: 1" = 100'	REF. JOB NO. 2020-034

**Cardinal Points**  
Surveying Inc.



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