

**GRANT OF EASEMENT
SIDEWALK**

THIS GRANT OF EASEMENT (“Grant of Easement”) is given this ___ day of _____, 2026, by Scott Ave Land Holdings LLC, a Delaware limited liability company (“Grantor”), whose address is 210 University Blvd., Suite 460, Denver, Colorado 80206, to **THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (“Grantee”), whose address is 100 Third Street, Castle Rock, Colorado 80104.

The parties hereby covenant and agree as follows:

1. Easement Property. The “Easement Property” shall mean the real property owned by Grantor and located in the County of Douglas, State of Colorado, more particularly described and substantially as depicted on **Exhibits A, B, C and D**, attached hereto and incorporated herein.
2. Consideration. Grantor makes this Grant of Easement as a gift without consideration other than the keeping by Grantee of the covenants and agreements herein contained.
3. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive sidewalk easement (“Easement”) on, over, through and across the Easement Property for the purpose of owning, maintaining and repairing a public sidewalk and utility improvements, including, but not limited to, paving, curb, gutter, lighting and signage (collectively, the “Facilities”). Grantee shall have the right, consistent with the rules, regulations and standards of Grantee, to permit and allow use of the Easement Property by third parties, including utility providers and other governmental entities, for uses that are consistent with use of the Easement Property as a public right-of-way.
4. Maintenance and Repair. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantee. It is Grantee’s responsibility to maintain and repair the Facilities in a manner consistent with the Douglas County Roadway Design and Construction Standards, as amended.
5. Retained Rights of Grantor. Grantor reserves the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy does not impair the rights granted to Grantee by this Grant of Easement. Notwithstanding the foregoing, Grantor shall obtain the written consent of Grantee prior to installing or constructing any improvements or granting any additional easements or other rights to use the Easement Property. Grantee agrees it will not unreasonably withhold such consent provided all such proposed uses or improvements shall be reviewed, approved, permitted and inspected by Grantee in accordance with Grantee’s criteria, standards and regulations, as amended.
6. No Waiver of Governmental Immunity Act. The Grantor understands and agrees that Grantee, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Grant of Easement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the Grantee.
7. Annual Appropriation. The financial obligations of Grantee shall extend only to monies duly and lawfully appropriated and budgeted by Grantee and encumbered for the purpose of this Grant of Easement, pursuant to § 29-1-110, C.R.S., as amended.

8. Binding Effect. This Grant of Easement shall be recorded by Grantee with the Douglas County Clerk and Recorder and shall extend to and be binding upon and enforceable against the successors and assigns of Grantor and Grantee. The terms, covenants, agreements and conditions in this Grant of Easement shall be construed as covenants running with the land.

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EXHIBIT A

SHEET 1 OF 2

SIDEWALK EASEMENT DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 2022077816, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1195, PAGE 196, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S53°01'20"E, A DISTANCE OF 1365.73 FEET, AND CONSIDERING THE EAST LINE OF SAID SECTION TO BEAR S00°33'39"E, A DISTANCE OF 2656.70 FEET, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED PLS 37929 ON THE NORTH, AND A 3 1/4" ALUMINUM CAP STAMPED LS 13212 ON THE SOUTH, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°43'27"W, A DISTANCE OF 714.07 FEET ALONG THE NORTH LINE OF SAID TRACT, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 60-FOOT RIGHT-OF-WAY BY SEPARATE DOCUMENT;

THENCE ALONG SAID EAST LINE, S19°44'46"E, A DISTANCE OF 83.10 FEET TO THE POINT OF BEGINNING;

THENCE S42°43'52"E, A DISTANCE OF 25.44 FEET;

THENCE S19°44'46"E, A DISTANCE OF 66.30 FEET;

THENCE S03°44'15"W, A DISTANCE OF 24.93 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE N19°44'46"W, A DISTANCE OF 112.59 FEET TO THE POINT OF BEGINNING CONTAINING 889 SQUARE FEET MORE OR LESS.

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

Gillians

GILLIANS LAND CONSULTANTS
P.O. BOX 375
BENNETT, CO 80102
303-972-6640 www.gillianslc.com

JOB NO.: 23159
DRAWN: RH-DRH
ISSUE DATE: 08-12-2025
FILE: ESMT2

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS



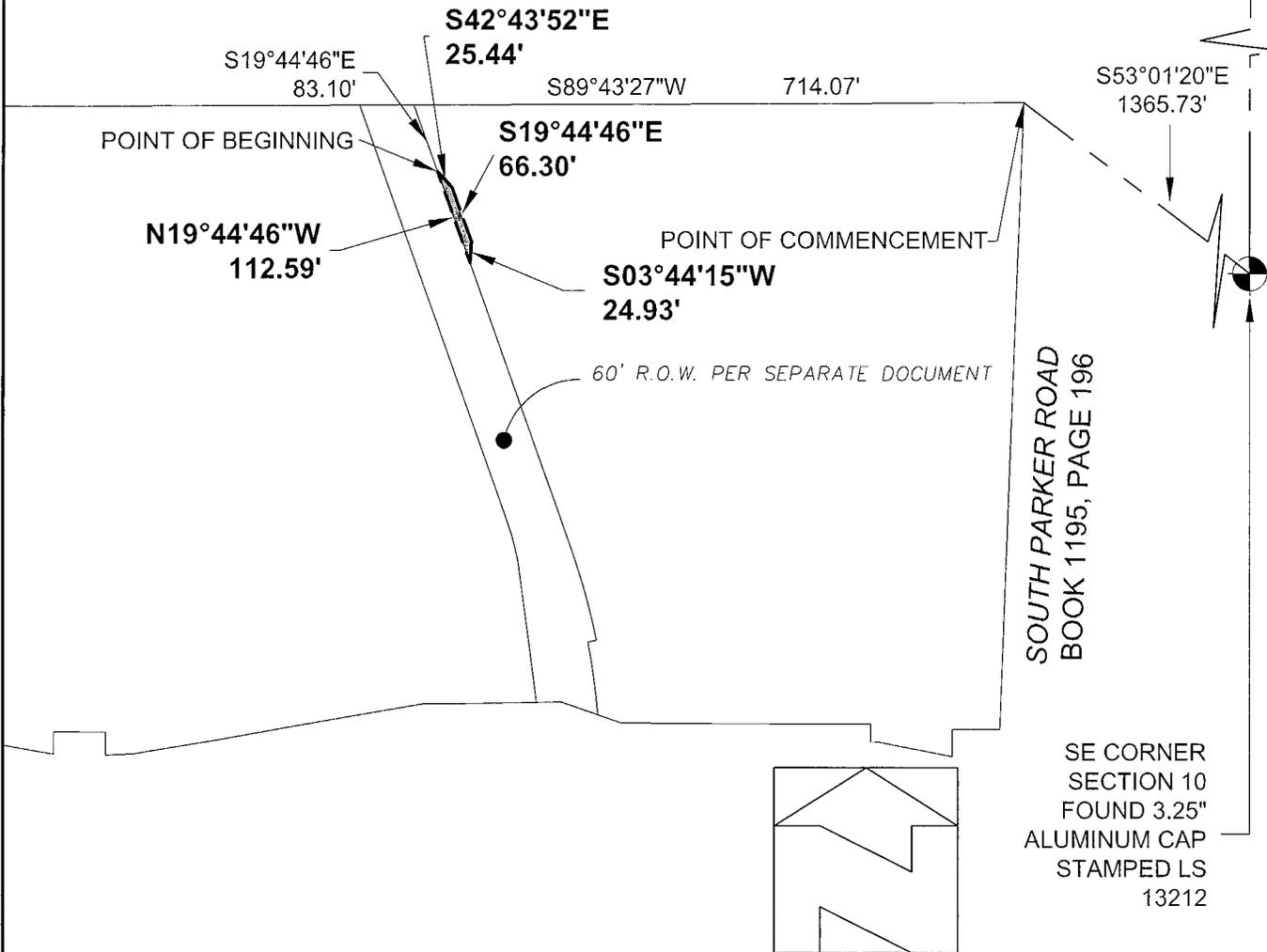
EXHIBIT A

SHEET 2 OF 2

SIDEWALK EASEMENT ILLUSTRATION

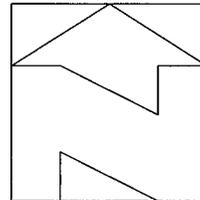
EAST 1/4 SECTION 10
FOUND 3.25" ALUMINUM
CAP STAMPED PLS 37929

EAST LINE SE1/4
BASIS OF BEARINGS
S00°33'39"E 2656.70'



SOUTH PARKER ROAD
BOOK 1195, PAGE 196

SE CORNER
SECTION 10
FOUND 3.25"
ALUMINUM CAP
STAMPED LS
13212



SCALE: 1" = 200 US SURVEY FEET



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OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO
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EXHIBIT B

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SIDEWALK EASEMENT DESCRIPTION

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THENCE S89°43'27"W, A DISTANCE OF 714.07 FEET ALONG THE NORTH LINE OF SAID TRACT, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 60-FOOT RIGHT-OF-WAY BY SEPARATE DOCUMENT;

THENCE ALONG SAID EAST LINE, S19°44'46"E, A DISTANCE OF 299.23 FEET TO THE POINT OF BEGINNING;

THENCE S38°11'12"E, A DISTANCE OF 30.03 FEET;

THENCE S19°44'46"E, A DISTANCE OF 41.75 FEET;

THENCE S07°53'26"W, A DISTANCE OF 20.48 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE N19°44'46"W, A DISTANCE OF 88.38 FEET TO THE POINT OF BEGINNING CONTAINING 618 SQUARE FEET MORE OR LESS.

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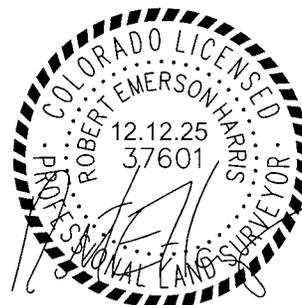


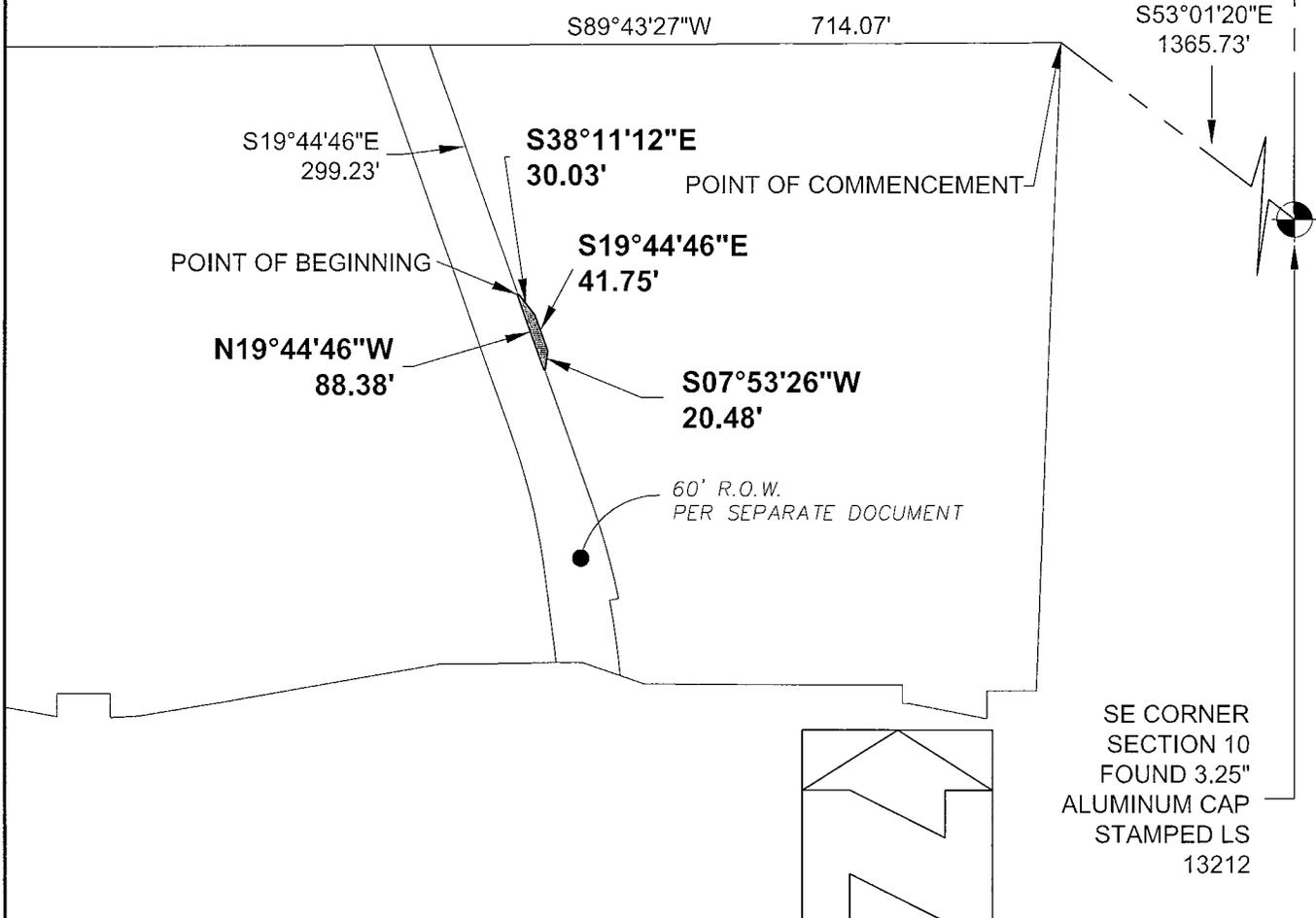
EXHIBIT B

SHEET 2 OF 2

SIDEWALK EASEMENT ILLUSTRATION

EAST 1/4 SECTION 10
FOUND 3.25" ALUMINUM
CAP STAMPED PLS 37929

EAST LINE SE1/4
BASIS OF BEARINGS
S00°33'39"E 2656.70'



SCALE: 1" = 200 US SURVEY FEET



THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

200' 0 100' 200'

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EXHIBIT C

SHEET 1 OF 2

SIDEWALK EASEMENT DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 2022077816, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THENCE S89°43'27"W, A DISTANCE OF 771.71 FEET ALONG THE NORTH LINE OF SAID TRACT, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF A 60-FOOT RIGHT-OF-WAY BY SEPARATE DOCUMENT;

THENCE ALONG SAID WEST LINE, S19°44'46"E, A DISTANCE OF 371.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, S19°44'46"E, A DISTANCE OF 47.15 FEET;

THENCE N33°46'57"W, A DISTANCE OF 14.43 FEET;

THENCE N19°44'46"W, A DISTANCE OF 21.48 FEET;

THENCE N03°02'49"W, A DISTANCE OF 12.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 120 SQUARE FEET MORE OR LESS.

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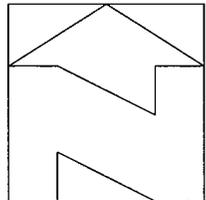
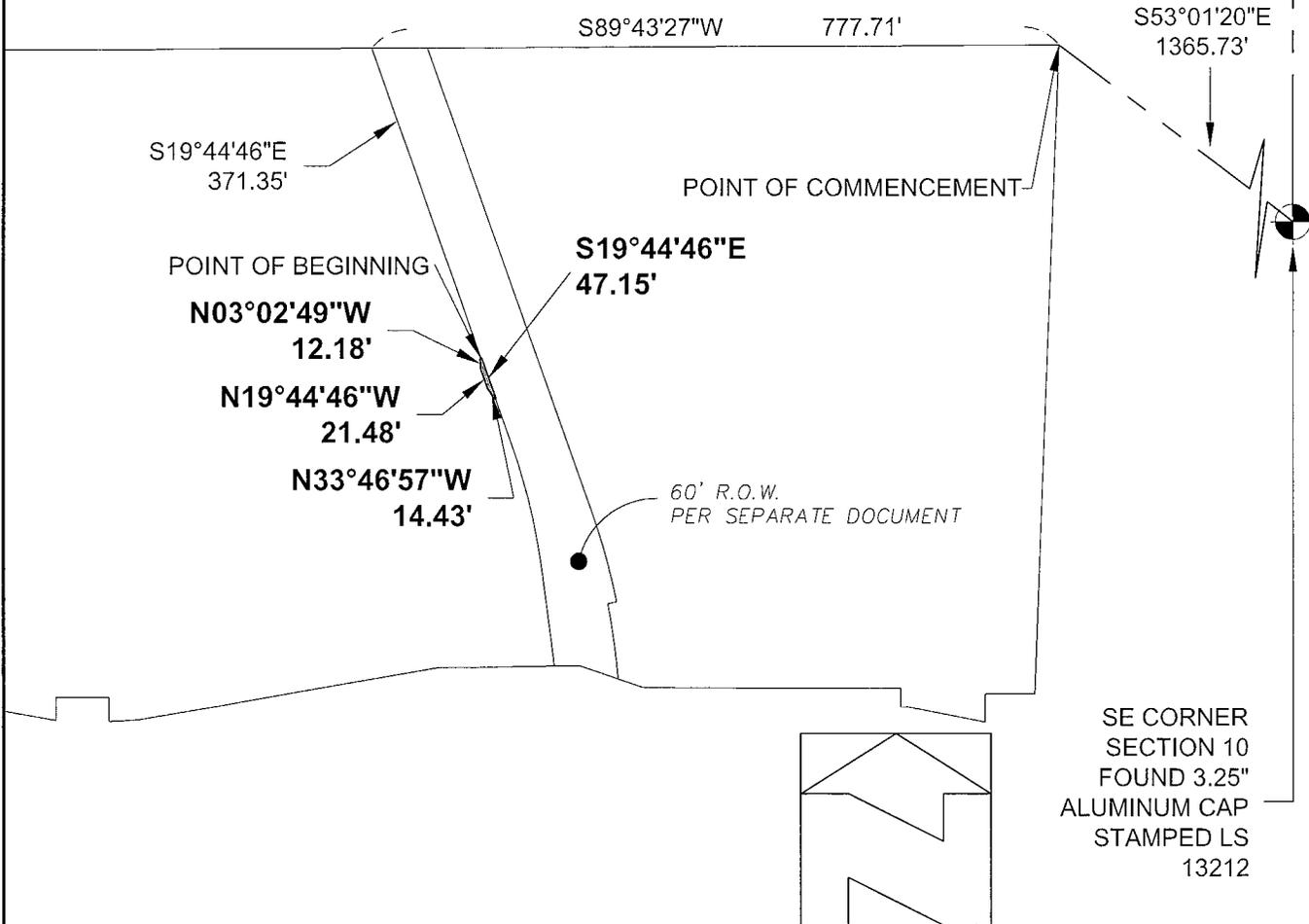
EXHIBIT C

SHEET 2 OF 2

SIDEWALK EASEMENT ILLUSTRATION

EAST 1/4 SECTION 10
FOUND 3.25" ALUMINUM
CAP STAMPED PLS 37929

EAST LINE SE1/4
BASIS OF BEARINGS
S00°33'39"E 2656.70'



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THENCE S89°43'27"W, A DISTANCE OF 714.07 FEET ALONG THE NORTH LINE OF SAID TRACT, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 60-FOOT RIGHT-OF-WAY BY SEPARATE DOCUMENT;

THENCE ALONG SAID EAST LINE, S19°44'46"E, A DISTANCE OF 552.83 FEET;

THENCE ON A CURVE TO THE RIGHT 105.35 FEET, WITH A RADIUS OF 730.00 FEET, A DELTA OF 8°16'06", AND A CHORD WHICH BEARS S15°36'44"E, A DISTANCE OF 105.25 FEET, TO THE POINT OF BEGINNING;

THENCE N78°31'19"E, A DISTANCE OF 0.50 FEET;

THENCE ON A CURVE NON-TANGENT TO THE RIGHT 91.16 FEET, WITH A RADIUS OF 730.50 FEET, A DELTA OF 7°09'01", AND A CHORD WHICH BEARS S07°54'10"E, A DISTANCE OF 91.10 FEET, TO THE NORTH RIGHT OF WAY LINE DESCRIBED IN RECEPTION NUMBER 2019007557;

THENCE N71°11'43"W, A DISTANCE OF 11.98 FEET ON SAID NORTH RIGHT OF WAY LINE, TO SAID EAST LINE;

THENCE ON A CURVE NON-TANGENT TO THE LEFT 85.09 FEET, WITH A RADIUS OF 719.50 FEET, A DELTA OF 6°46'32", AND A CHORD WHICH BEARS N08°05'25"W, A DISTANCE OF 85.04 FEET, ON SAID EAST LINE;

THENCE N78°31'19"E, A DISTANCE OF 10.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 969 SQUARE FEET MORE OR LESS.

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EXHIBIT D

SHEET 2 OF 2

SIDEWALK EASEMENT ILLUSTRATION

EAST 1/4 SECTION 10
FOUND 3.25" ALUMINUM
CAP STAMPED PLS 37929

EAST LINE SE1/4
BASIS OF BEARINGS
S00°33'39"E 2656.70'

S89°43'27"W 714.07'

S53°01'20"E
1365.73'

S19°44'49"E
552.88'

60' R.O.W. PER SEPARATE DOCUMENT

L=105.35'
R=730.00'
 $\Delta=8^{\circ}16'06''$
CH B=S15°36'44"E
CH=105.25'

N78°31'19"E
10.50'

L=85.09'

R=719.50'

$\Delta=06^{\circ}46'32''$

CH B=N08°05'25"W

CH=85.04'

POINT OF BEGINNING

N78°31'19"E
0.50'

N71°11'43"W

11.98'

R.O.W.
(REC NO. 2019007557)

SCOTT AVENUE

(R.O.W. VARIES)

L=91.16'

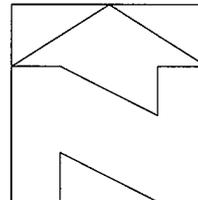
R=730.50'

$\Delta=07^{\circ}09'01''$

CH B=S07°54'10"E

CH=91.10'

SE CORNER
SECTION 10
FOUND 3.25"
ALUMINUM CAP
STAMPED LS
13212



SCALE: 1" = 200 US SURVEY FEET



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