

**GRANT OF EASEMENT
STORM DRAINAGE**

THIS GRANT OF EASEMENT (“Grant”) is given this ____ day of _____, 20__, by Storage Yard LLC (“Grantor”), whose address is 2096 S Interstate 25 Castle Rock, CO 80104, 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 on **Exhibit A**, attached hereto and incorporated herein, and substantially as depicted on **Exhibit B**, attached hereto and incorporated herein.

2. Consideration. Grantor makes this Grant 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 easement (“Easement”) on, over, under, through and across the Easement Property for the purpose of accessing, maintaining, and repairing storm water management improvements, including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micro-pools, and water quality facilities (collectively, the “Facilities”) in the event Grantor fails to satisfactorily maintain or repair said Facilities.

4. Maintenance and Repair. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantor. In the event such maintenance and repair are not performed by Grantor to the satisfaction of Grantee, then Grantee shall have the right, but not the obligation, to enter said Easement Property after ten (10) days prior written notice to Grantor, unless there is an emergency, in which case Grantee shall give notice as soon as practicable, to perform all necessary work, the cost of which shall be paid by Grantor upon billing. In the event Grantor fails to reimburse Grantee within thirty (30) days after submission of the bill for the costs incurred, Grantee shall have the right to enforce such obligation by appropriate legal action. It is Grantor’s responsibility to construct, maintain and repair the Facilities in a manner consistent with all applicable plans approved or accepted by Grantee.

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 in this Grant. Grantee’s rights hereunder are non-exclusive, and Grantor shall have the full right and authority to grant other easements or rights to use the Easement Property. It is also understood by Grantee that Grantor may in the future desire to modify and/or eliminate the Facilities. Such a modification and/or elimination shall not be realized until written approval is obtained for said modifications and/or elimination from Grantee. Upon such approval, both the Grantee and Grantor agree to vacate this Easement.

6. Binding Effect. This Grant shall extend to and be binding upon the successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Grant the day and year first above written.

GRANTOR:

STORAGE YARD LLC
By: [Signature]
Name: Brian VanTassel
Title: owner

Attest:
By: N/A
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8th day of DECEMBER, 2025, by Brian VanTassel as owner of STORAGE YARD LLC.

My commission expires: 8/14/26.

Witness my hand and official seal.

[Signature]
Notary Public

KATHERINE SORAH NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20144031904 MY COMMISSION EXPIRES AUGUST 14, 2026

GRANTEE:

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS,
STATE OF COLORADO

BY: _____
Chair

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by the Chair of the Board of County Commissioners of the County of Douglas, State of Colorado.

My commission expires: _____

Witness my hand and official seal.

Notary Public



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

Exhibit A

Job No. 19-1288
September 10, 2025
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Drainage Easement:

A Drainage Easement situated in part of Sections 22 and 27, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the intersection of the South line of said Section 22 and the East line of Interstate Highway 25, and considering the South line of the said Section 22 to bear S 89°00'00"E, per Reception Number 2012057258, with all bearings contained herein relative thereto;

Thence N 15°43'00"E, along the East line of Interstate Highway 25, a distance of 215.10 feet, to the Point of Beginning;

Thence N 15°43'00"E, continuing along the East line of Interstate Highway 25, a distance of 12.00 feet; Thence S 75°28'02" E, a distance of 119.92 feet to a point of curve; Thence Southeasterly along the arc of a curve to the right, a distance of 20.66 feet, said curve has a Radius of 106.00 feet, and a Central Angle of 11°09'59"; Thence S 64°18'03" E, a distance of 71.47 feet to a point of curve; Thence Southerly along the arc of a curve to the right, a distance of 118.55 feet, said curve has a Radius of 91.00 feet, and a Central Angle of 74°38'33"; Thence S 10°20'30" W, a distance of 50.42 feet, to a point of curve; Thence Southerly along a curve to the left, a distance of 58.31 feet, said curve has a Radius of 79.00 feet, and a Central Angle of 42°17'20"; Thence S 31°56'50" E, a distance of 50.30 feet, to a point of curve; The Southeasterly along a curve to the left, a distance of 72.23 feet, said curve has a Radius of 94.00 feet, and a Central Angle of 44°01'45"; Thence S 75°58'35" E, a distance of 159.11 feet; Thence N 29°49'18" E, a distance of 115.72 feet; Thence N 13°30'24" E, a distance of 211.84 feet, Thence S 76°32'00" E, a distance of 23.84 feet, to a point on the West line of the Dosland Property described in Book 163 at Page 402 of the Douglas County Records; Thence S 13°28'00" W, a distance 770.98 feet along the West



line of the Dosland Property described in Book 163 at Page 402 of the Douglas County Records; Thence N 89°26'07" W, a distance of 326.86 feet; Thence N 07°06'58" E, a distance of 213.82 feet; Thence S 80°30'48" E, a distance of 83.91 feet; Thence S 07°52'35" W, a distance of 32.65 feet; Thence S 76°56'31" E, a distance of 146.27 feet; Thence N 15°08'29" E, a distance of 256.02 feet; Thence N 75°58'35" W, a distance of 114.23 feet, to a point of curve; The Northwesterly along a curve to the right, a distance of 81.46 feet, said curve has a Radius of 106.00 feet, and a Central Angle of 44°01'45"; Then N 31°56'50" W, a distance of 50.30 feet, to a point of curve; Thence Northerly along a curve to the right, a distance of 67.17 feet, said curve has a Radius of 91.00 feet, and a Central Angle of 42°17'20"; Thence N 10°20'30" E, a distance of 50.42 feet, to a point of curve; Thence Northwesterly along a curve to the left, a distance of 102.92 feet, said curve has a Radius of 79.00 feet, and a Central Angle of 74°38'33"; Thence N 64°18'03" W, a distance of 71.47 feet, to a point of curve; Thence Northwesterly along a curve to the left, a distance of 18.32 feet, said curve has a Radius of 94.00 feet, and a Central Angle of 11°09'59"; Thence N 75°28'02" W, a distance of 120.17 feet, to the Point of Beginning.

Containing 2.286 Acres, (99591.37 Square Feet), more or less.

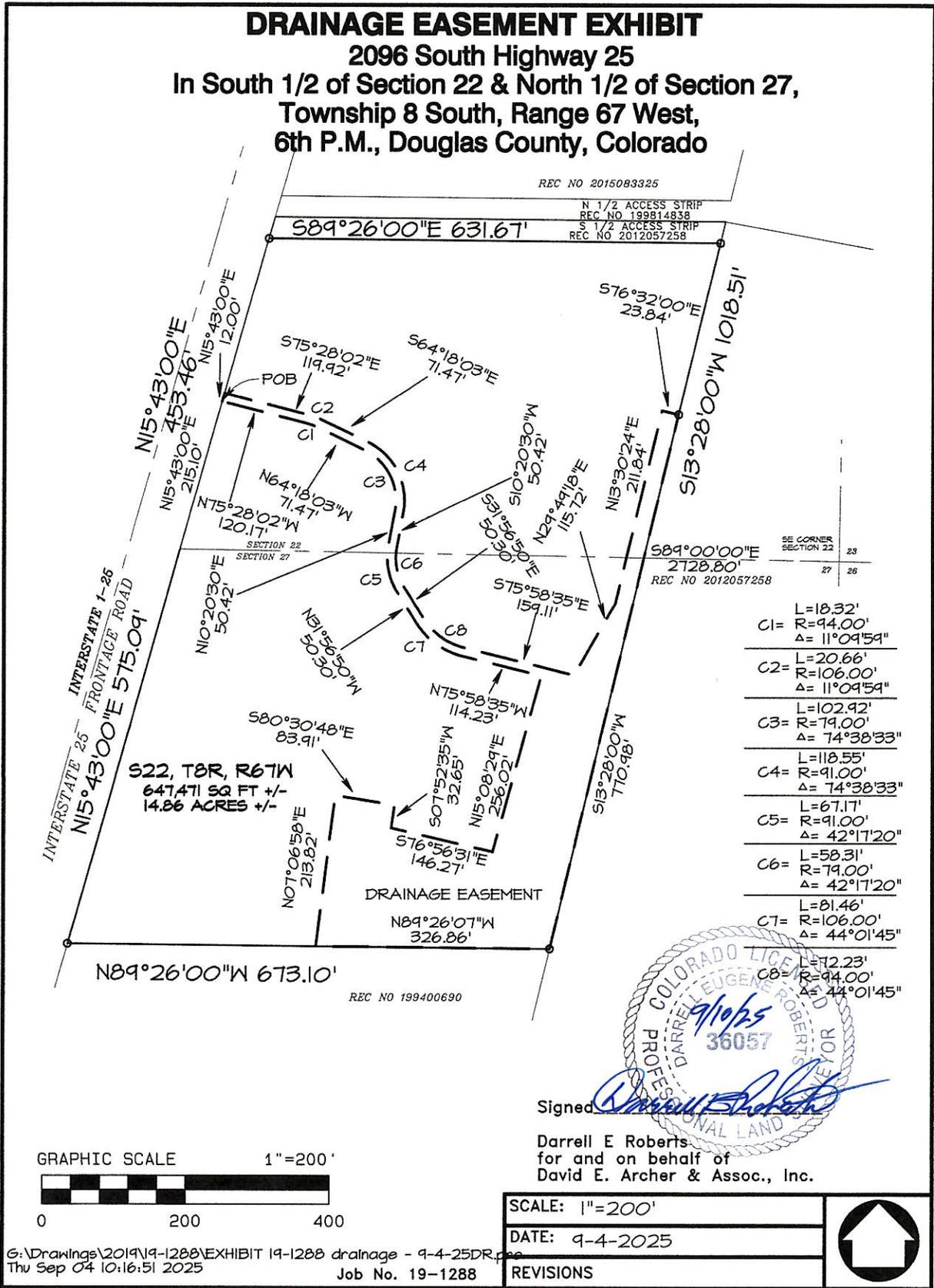
This description was prepared under the direct supervision of Darrell Eugene Roberts, PLS36057, for and on behalf of David E. Archer and Assoc., Inc



Exhibit B

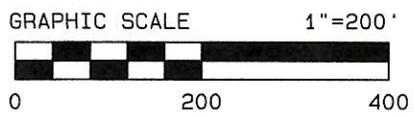
DRAINAGE EASEMENT EXHIBIT

2096 South Highway 25
 In South 1/2 of Section 22 & North 1/2 of Section 27,
 Township 8 South, Range 67 West,
 6th P.M., Douglas County, Colorado



COLORED LICENSED PROFESSIONAL LAND SURVEYOR
 DARRELL EUGENE ROBERTS
 9/10/25
 36057

Signed *Darrell E Roberts*
 Darrell E Roberts
 for and on behalf of
 David E. Archer & Assoc., Inc.



SCALE: 1"=200'	
DATE: 9-4-2025	
REVISIONS	