

**GRANT OF EASEMENT
STORM DRAINAGE**

THIS GRANT OF EASEMENT ("Grant") is given this _____ day of _____, 20____, by CORE Electric Cooperative ("Grantor"), whose address is _____, 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 **Exhibits B and C**, 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.

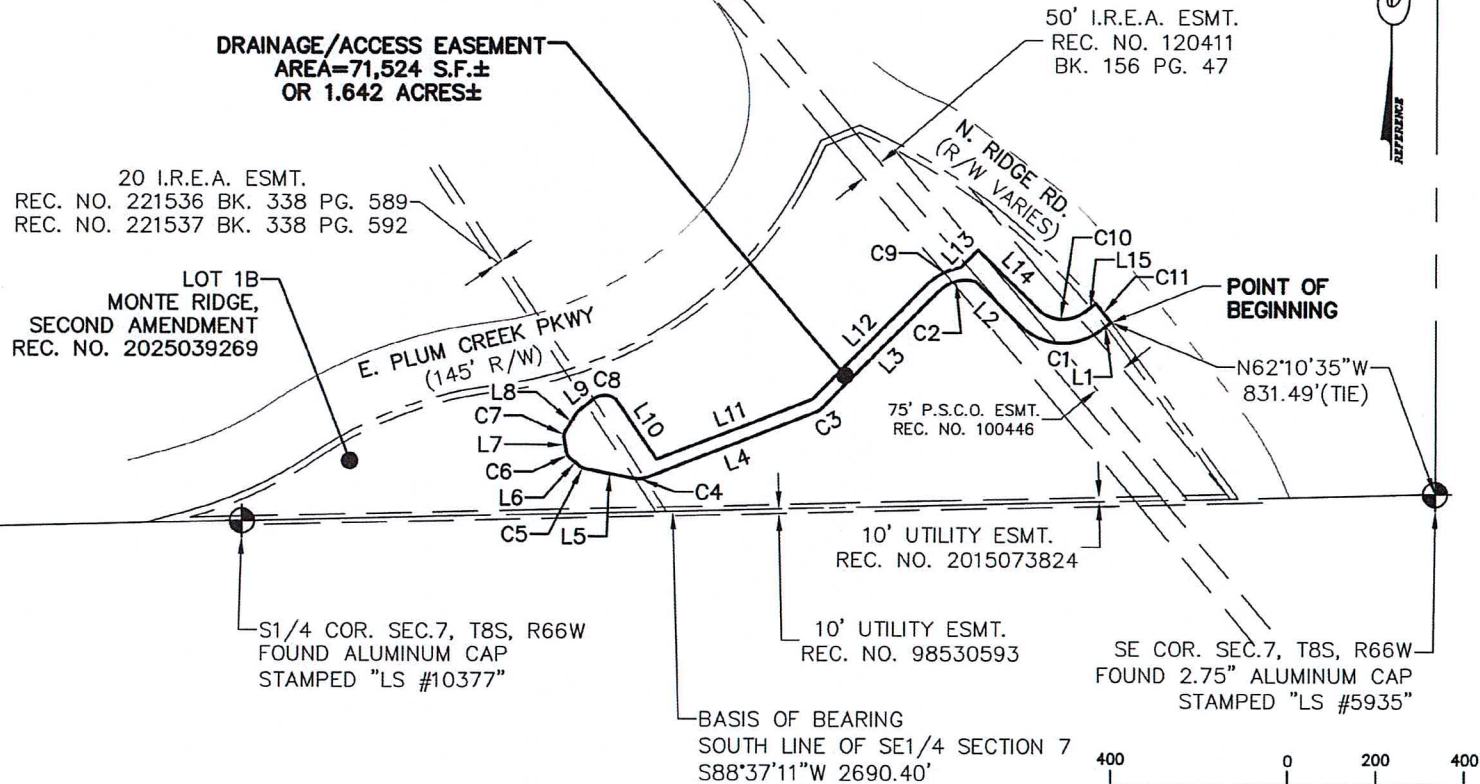
4. Maintenance and Repair. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantor. In the event such maintenance and repair are not performed by Grantor to the satisfaction of Grantee, then Grantee shall have the right, but not the obligation, 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.

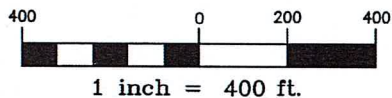
6. Binding Effect. This Grant shall extend to and be binding upon the successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

EXHIBIT "A"

SECTION 7
T8S, R66W, 6TH P.M.
DOUGLAS COUNTY



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



DRAINAGE/ACCESS EASEMENT

FILE: R14076-1
SHEET: 1 OF 4
W/O #:

DRN. BY: R.U.
CHKD. BY: J.L.
DATE: 05/19/26
SCALE: 1" = 400'

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799



EXHIBIT B

LINE/CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S51°59'54"W	32.22'
L2	N45°09'14"W	144.32'
L3	S44°25'12"W	376.50'
L4	S68°47'54"W	411.16'
L5	N78°49'28"W	112.73'
L6	N51°18'06"W	29.94'
L7	N09°44'19"W	31.40'
L8	N31°59'52"E	52.30'
L9	N52°33'40"E	50.51'
L10	S34°29'33"E	162.36'
L11	N68°56'29"E	374.94'
L12	N44°18'15"E	377.16'
L13	N44°52'22"E	55.09'
L14	S45°07'38"E	191.34'
L15	N51°44'47"E	31.60'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.59'	135.00'	82°35'10"	N86°21'03"W	178.18'
C2	89.69'	79.43'	64°41'58"	S74°41'04"W	85.00'
C3	12.63'	29.50'	24°31'46"	S56°48'55"W	12.53'
C4	28.25'	50.00'	32°22'37"	S84°59'13"W	27.88'
C5	11.25'	23.50'	27°25'43"	N65°00'58"W	11.14'
C6	17.05'	23.50'	41°33'47"	N30°31'13"W	16.68'
C7	15.30'	23.50'	37°17'36"	N08°54'29"E	15.03'
C8	49.19'	40.25'	70°01'51"	S85°42'18"E	46.19'
C9	79.35'	136.33'	33°20'51"	N63°44'19"E	78.23'
C10	115.31'	80.00'	82°35'10"	S86°21'03"E	105.59'
C11	55.14'	1439.50'	2°11'41"	S38°17'38"E	55.14'



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**DRAINAGE/ACCESS
EASEMENT**

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1B, MONTE RIDGE, SECOND AMENDMENT DESCRIBED AT RECEPTION NO. 2025039269, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, T8S, R66W, 6TH P.M., ASSUMED TO BEAR S88°37'11"W A DISTANCE OF 2690.40 FEET FROM A NO. 5 REBAR WITH A 2.75" ALUMINUM CAP STAMPED "L.S. #5935" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 7, TO AN ALUMINUM CAP STAMPED "L.S. #10377" FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 7.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. RIDGE ROAD, SAID POINT BEARS N62°10'35"W A DISTANCE OF 831.49 FEET FROM SAID SOUTHEAST CORNER;

THENCE S51°59'54"W A DISTANCE OF 32.22 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 194.59 FEET, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 82°35'10" AND A CHORD WHICH BEARS N86°21'03"W A DISTANCE OF 178.18 FEET; THENCE N45°09'14"W A DISTANCE OF 144.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 89.69 FEET, HAVING A RADIUS OF 79.43 FEET, THROUGH A CENTRAL ANGLE OF 64°41'58" AND A CHORD WHICH BEARS S74°41'04"W A DISTANCE OF 85.00 FEET; THENCE S44°25'12"W A DISTANCE OF 376.50 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 12.63 FEET, HAVING A RADIUS OF 29.50 FEET, THROUGH A CENTRAL ANGLE OF 24°31'46" AND A CHORD WHICH BEARS S56°48'55"W A DISTANCE OF 12.53 FEET; THENCE S68°47'54"W A DISTANCE OF 411.16 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 28.25 FEET, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'37" AND A CHORD WHICH BEARS S84°59'13"W A DISTANCE OF 27.88 FEET; THENCE N78°49'28"W A DISTANCE OF 112.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 11.25 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 27°25'43" AND A CHORD WHICH BEARS N65°00'58"W A DISTANCE OF 11.14 FEET; THENCE N51°18'06"W A DISTANCE OF 29.94 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 17.05 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 41°33'47" AND A CHORD WHICH BEARS N30°31'13"W A DISTANCE OF 16.68 FEET; THENCE N09°44'19"W A DISTANCE OF 31.40 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 15.30 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 37°17'36" AND A CHORD WHICH BEARS N08°54'29"E A DISTANCE OF 15.03 FEET; THENCE N31°59'52"E A DISTANCE OF 52.30 FEET; THENCE N52°33'40"E A DISTANCE OF 50.51 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 49.19 FEET, HAVING A RADIUS OF 40.25 FEET, THROUGH A CENTRAL ANG



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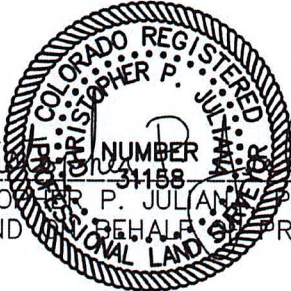
EXHIBIT C

LEGAL DESCRIPTION—CONTINUED

THENCE S34°29'33"E A DISTANCE OF 162.36 FEET; THENCE N68°56'29"E A DISTANCE OF 374.94 FEET; THENCE N44°18'15"E A DISTANCE OF 377.16 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 79.35 FEET, HAVING A RADIUS OF 136.33 FEET, THROUGH A CENTRAL ANGLE OF 33°20'51" AND A CHORD WHICH BEARS N63°44'19"E A DISTANCE OF 78.23 FEET; THENCE N44°52'22"E A DISTANCE OF 55.09 FEET; THENCE S45°07'38"E A DISTANCE OF 191.34 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 115.31 FEET, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 82°35'10" AND A CHORD WHICH BEARS S86°21'03"E A DISTANCE OF 105.59 FEET; THENCE N51°44'47"E A DISTANCE OF 31.60 FEET TO SAID WESTERLY RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 55.14 FEET, HAVING A RADIUS OF 1,439.50 FEET, THROUGH A CENTRAL ANGLE OF 02°11'41" AND A CHORD WHICH BEARS S38°17'38"E A DISTANCE OF 55.14 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS S76°57'07"W A DISTANCE OF 2006.05 FEET.

SAID PARCEL CONTAINS 71,524 SQUARE FEET OR 1.642 ACRES, MORE OR LESS.

I, CHRISTOPHER P. JULIANA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



Christopher P. Juliana

 NUMBER 31158 DATE 05/19/26

 CHRISTOPHER P. JULIANA, P.L.S. 31158

 FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.


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