

**GRANT OF EASEMENT
STORM DRAINAGE**

THIS GRANT OF EASEMENT (“Grant”) 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 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, as applicable (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.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURE FOLLOWS]

EXHIBIT A

SHEET 1 OF 3

DRAINAGE 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 777.71 FEET, ALONG THE NORTH LINE OF SAID TRACT, TO THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF A PROPOSED RIGHT-OF-WAY CONVEYED BY SEPARATE DOCUMENT, S19°44'46"E, A DISTANCE OF 472.64 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 689.00 FEET, A DELTA OF 12°12'02", AND A CHORD WHICH BEARS S13°38'45"E, A DISTANCE OF 146.44 FEET FOR AN ARC LENGTH OF 146.72 FEET;

THENCE CONTINUING ALONG SAID WEST LINE S07°32'44"E, A DISTANCE OF 95.09 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 649.00 FEET, A DELTA OF 1°03'57", AND A CHORD WHICH BEARS S07°00'46"E, A DISTANCE OF 12.07 FEET FOR AN ARC LENGTH OF 12.07 FEET TO THE NORTH RIGHT OF WAY LINE DESCRIBED IN RECEPTION NUMBER 2019007557;

CONTINUED ON SHEET 2

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
ISSUE DATE: 12-12-2025
FILE: ESMT

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



EXHIBIT A

SHEET 2 OF 3

DRAINAGE EASEMENT DESCRIPTION

THENCE ALONG SAID NORTH RIGHT-OF-WAY AND THE THE SOUTH LINE OF SAID TRACT THE FOLLOWING 25 COURSES:

- 1) S89°04'47"W, A DISTANCE OF 93.74 FEET;
- 2) N90°00'00"W, A DISTANCE OF 37.14 FEET;
- 3) S80°19'09"W, A DISTANCE OF 152.50 FEET;
- 4) S80°06'17"W, A DISTANCE OF 98.18 FEET;
- 5) S80°18'53"W, A DISTANCE OF 94.80 FEET;
- 6) S87°20'19"W, A DISTANCE OF 32.76 FEET;
- 7) N00°00'00"E, A DISTANCE OF 26.58 FEET;
- 8) N90°00'00"W, A DISTANCE 60.35 FEET;
- 9) S00°00'00"E, A DISTANCE OF 25.54 FEET;
- 10) N80°04'10"W, A DISTANCE OF 151.03 FEET;
- 11) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DELTA OF 100°13'27", A CHORD BEARING S49°49'18"W, A DISTANCE OF 76.73 FEET FOR AN ARC LENGTH OF 87.46 FEET;
- 12) S00°17'13"E, A DISTANCE OF 22.75 FEET;
- 13) S89°42'32"W, A DISTANCE OF 141.84 FEET;
- 14) N00°17'13"W, A DISTANCE OF 18.51 FEET;
- 15) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DELTA OF 90°17'28", A CHORD BEARING N45°25'26"W, A DISTANCE OF 70.89 FEET FOR AN ARC LENGTH OF 78.79 FEET;
- 16) S89°25'21"W, A DISTANCE OF 21.95 FEET;
- 17) S00°00'00"E, A DISTANCE OF 25.33 FEET;
- 18) S85°39'22"W, A DISTANCE OF 182.30 FEET;
- 19) S87°59'01"W, A DISTANCE OF 92.86 FEET;
- 20) N88°51'18"W, A DISTANCE OF 162.47 FEET;
- 21) S87°10'55"W, A DISTANCE OF 20.33 FEET;
- 22) N00°00'00"E, A DISTANCE OF 37.97 FEET;
- 23) N90°00'00"W, A DISTANCE 50.16 FEET;
- 24) S00°00'00"E, A DISTANCE OF 43.54 FEET;
- 25) S82°12'29"W, A DISTANCE OF 21.35 FEET TO A POINT ON THE WEST LINE OF SAID TRACT;

THENCE ON THE WEST LINE OF SAID TRACT, N00°19'54"W, A DISTANCE OF 774.77 FEET;

THENCE N63°22'05"E, A DISTANCE OF 0.68 FEET;

THENCE ON THE NORTH LINE OF SAID TRACT, N89°43'27"E, A DISTANCE OF 1310.43 FEET TO THE POINT OF BEGINNING, CONTAINING 24.51 ACRES, MORE OR LESS.

Gillians

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

JOB NO.: 23159
DRAWN: RH
ISSUE DATE: 12-12-2025
FILE: ESMT

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



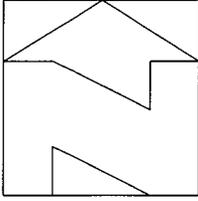
EXHIBIT A

SHEET 3 OF 3

DRAINAGE EASEMENT ILLUSTRATION

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

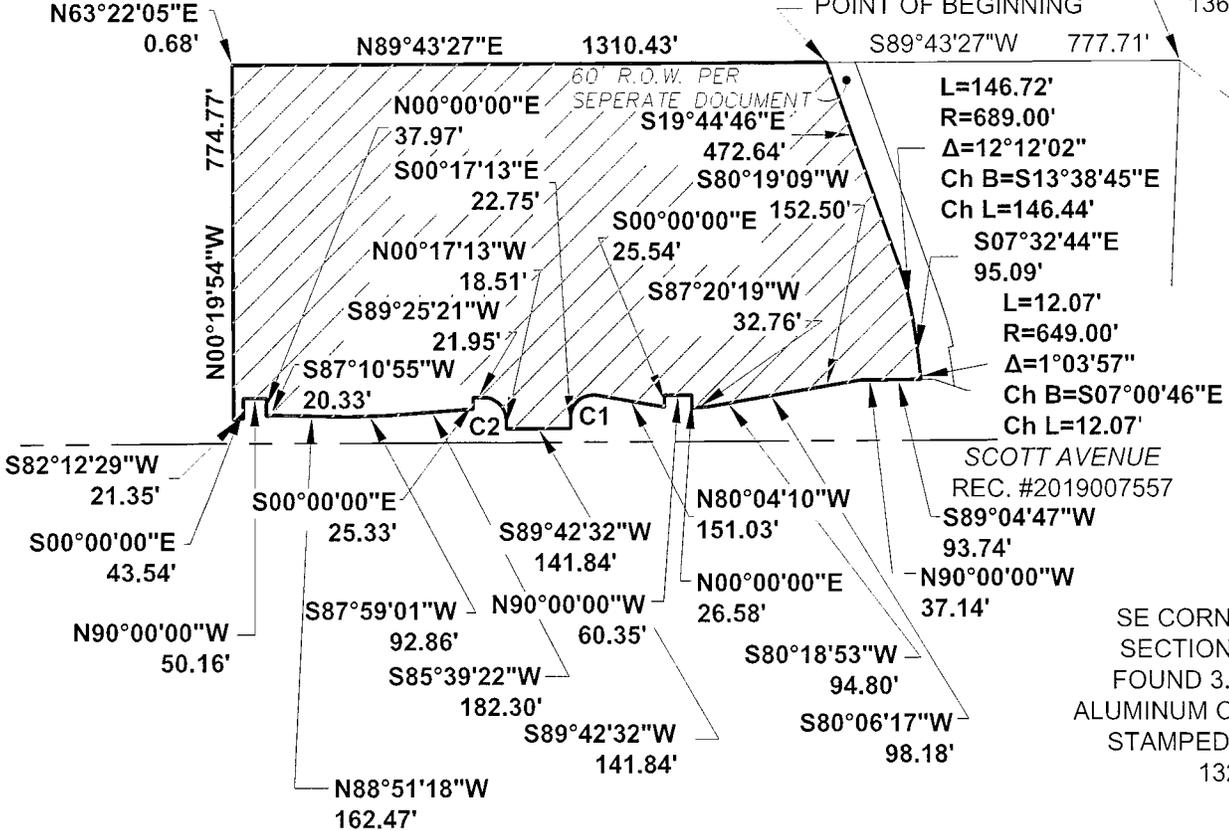
EAST LINE SE1/4
BASIS OF BEARINGS
S00°33'39"E 2656.70'



SCALE: 1" = 400 US SURVEY FEET



400' 0 200' 400'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	
C1	87.46'	50.00'	100°13'27"	S49°49'18"W	76.73'
C2	78.79'	50.00'	90°17'28"	N45°25'26"W	70.89'

Gillians

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

JOB NO.: 23159
DRAWN: RH
ISSUE DATE: 12-12-2025
FILE: ESMT

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



EXHIBIT B

SHEET 1 OF 3

DRAINAGE 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 36.48 FEET TO THE POINT OF BEGINNING;

THENCE N70°31'28"E, A DISTANCE OF 48.96 FEET;
THENCE S90°00'00"E, A DISTANCE OF 591.44 FEET;
THENCE S00°00'00"E, A DISTANCE OF 201.75 FEET;
THENCE N90°00'00"W, A DISTANCE OF 49.54 FEET;
THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET;
THENCE N90°00'00"E, A DISTANCE OF 24.54 FEET;
THENCE N00°00'00"E, A DISTANCE OF 120.92 FEET;
THENCE N90°00'00"W, A DISTANCE OF 31.33 FEET (E1);
THENCE N00°00'00"E, A DISTANCE OF 30.83 FEET (E2);
THENCE N90°00'00"W, A DISTANCE OF 169.45 FEET (E3);
THENCE S00°00'00"E, A DISTANCE OF 22.67 FEET (E4);
THENCE N90°00'00"W, A DISTANCE OF 25.00 FEET (E5);
THENCE N00°00'00"E, A DISTANCE OF 22.67 FEET (E6);
THENCE N90°00'00"W, A DISTANCE OF 83.38 FEET (E7);
THENCE S00°00'00"E, A DISTANCE OF 238.03 FEET;
THENCE S45°00'00"E, A DISTANCE 36.38 FEET (E8);
THENCE S00°00'00"E, A DISTANCE OF 130.11 FEET;
THENCE N90°00'00"W, A DISTANCE OF 35.67 FEET;
THENCE N00°00'00"W, A DISTANCE OF 25.00 FEET (E9);
THENCE N90°00'00"E, A DISTANCE OF 10.67 FEET (E10);
THENCE N00°00'00"W, A DISTANCE OF 94.76 FEET (E11);
THENCE N45°00'00"W, A DISTANCE 36.38 FEET (E12);
THENCE N00°00'00"E, A DISTANCE OF 101.18 FEET;

CONTINUED ON SHEET 2

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: 12-12-2025
FILE: ESMT

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



EXHIBIT B

SHEET 2 OF 3

DRAINAGE EASEMENT DESCRIPTION

THENCE N90°00'00"W, A DISTANCE OF 10.67 FEET (E13);
THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET (E14);
THENCE N90°00'00"E, A DISTANCE OF 10.67 FEET (E15);
THENCE N00°00'00"E, A DISTANCE OF 95.73 FEET (E16);
THENCE S90°00'00"W, A DISTANCE OF 23.55 FEET (E17);
THENCE N00°00'00"E, A DISTANCE OF 26.47 FEET (E18);
THENCE N90°00'00"W, A DISTANCE OF 89.49 FEET;
THENCE S00°00'00"E, A DISTANCE OF 24.00 FEET (E19);
THENCE S90°00'00"W, A DISTANCE OF 25.00 FEET (E20);
THENCE N00°00'00"W, A DISTANCE OF 24.00 FEET (E21);
THENCE S90°00'00"W, A DISTANCE OF 89.96 FEET (E22);
THENCE S70°31'28"W, A DISTANCE OF 44.55 FEET (E23);
THENCE N19°44'46"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34,337 SQUARE FEET (0.79 ACRES), MORE OR LESS.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	N90°00'00"W	31.33'	E13	N90°00'00"W	10.67'
E2	N00°00'00"E	30.83'	E14	N00°00'00"E	25.00'
E3	N90°00'00"W	169.45'	E15	N90°00'00"E	10.67'
E4	S00°00'00"E	22.67'	E16	N00°00'00"E	95.73'
E5	N90°00'00"W	25.00'	E17	S90°00'00"W	23.55'
E6	N00°00'00"E	22.67'	E18	N00°00'00"E	26.47'
E7	N90°00'00"W	83.38'	E19	S00°00'00"E	24.00'
E8	S45°00'00"E	36.38'	E20	S90°00'00"W	25.00'
E9	N00°00'00"W	25.00'	E21	N00°00'00"W	24.00'
E10	N90°00'00"E	10.67'	E22	S90°00'00"W	89.96'
E11	N00°00'00"W	94.76'	E23	S70°31'28"W	44.55'
E12	N45°00'00"W	36.38'			

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: 12-12-2025
FILE: ESMT

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



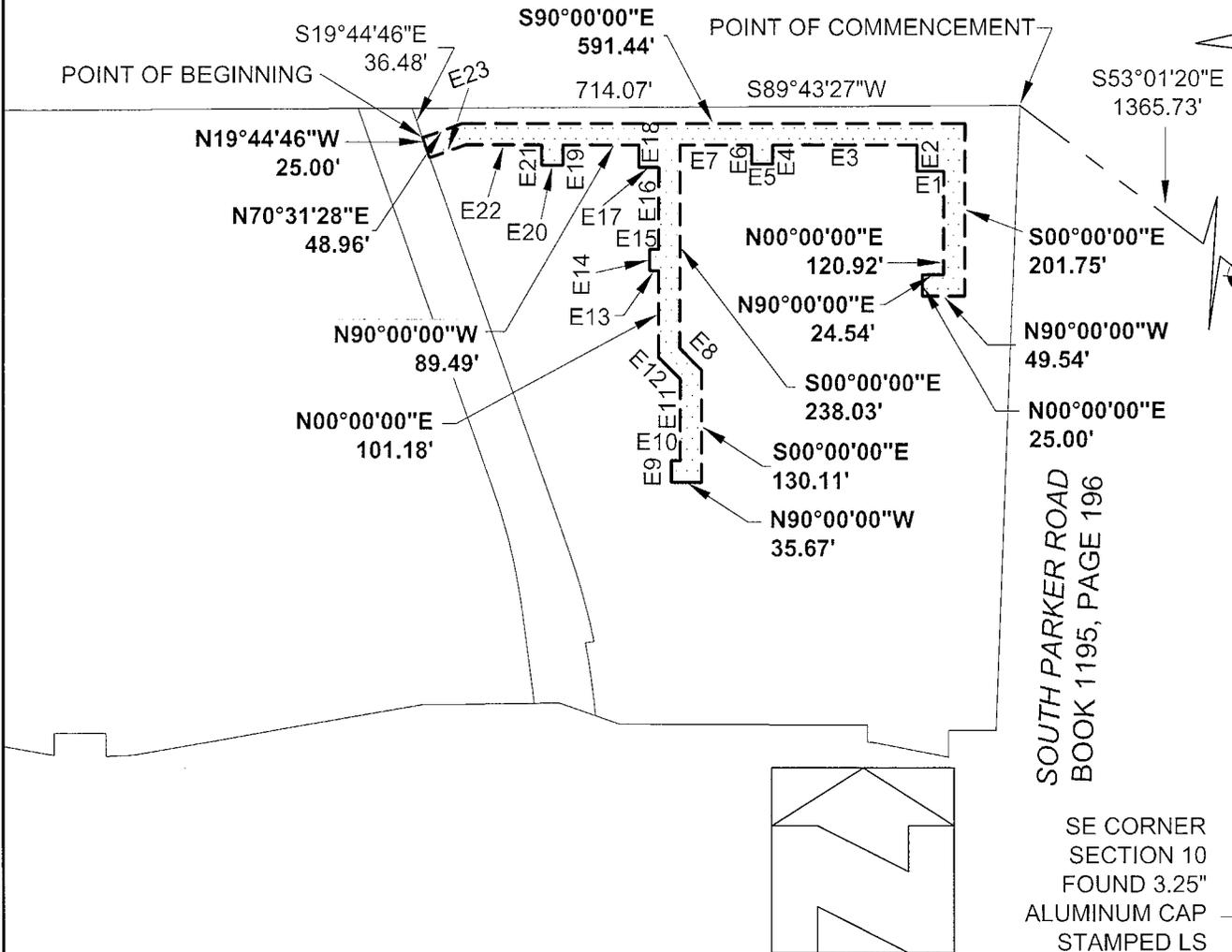
EXHIBIT B

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

SHEET 3 OF 3

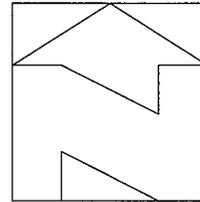
DRAINAGE EASEMENT ILLUSTRATION

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



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'

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: 12-12-2025
FILE: ESMT2

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



EXHIBIT C

SHEET 1 OF 2

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

THENCE ON A CURVE TO THE RIGHT 47.12 FEET, WITH A RADIUS OF 730.00 FEET, A DELTA OF 3°41'55", AND A CHORD WHICH BEARS S17°53'49"E, A DISTANCE OF 47.12 FEET, TO THE POINT OF BEGINNING;

THENCE N90°00'00"E, A DISTANCE OF 64.58 FEET;

THENCE S00°00'00"E, A DISTANCE OF 25.00 FEET;

THENCE S90°00'00"W, A DISTANCE OF 57.87 FEET TO SAID EAST LINE;

THENCE ON A CURVE TO THE LEFT 25.89 FEET, WITH A RADIUS OF 730.00 FEET, A DELTA OF 2°01'55", AND A CHORD WHICH BEARS N15°01'54"W, A DISTANCE OF 25.89 FEET, ON SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 1,529 SQUARE FEET (0.035 ACRES), 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: 12-12-2025
FILE: ESMT2

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



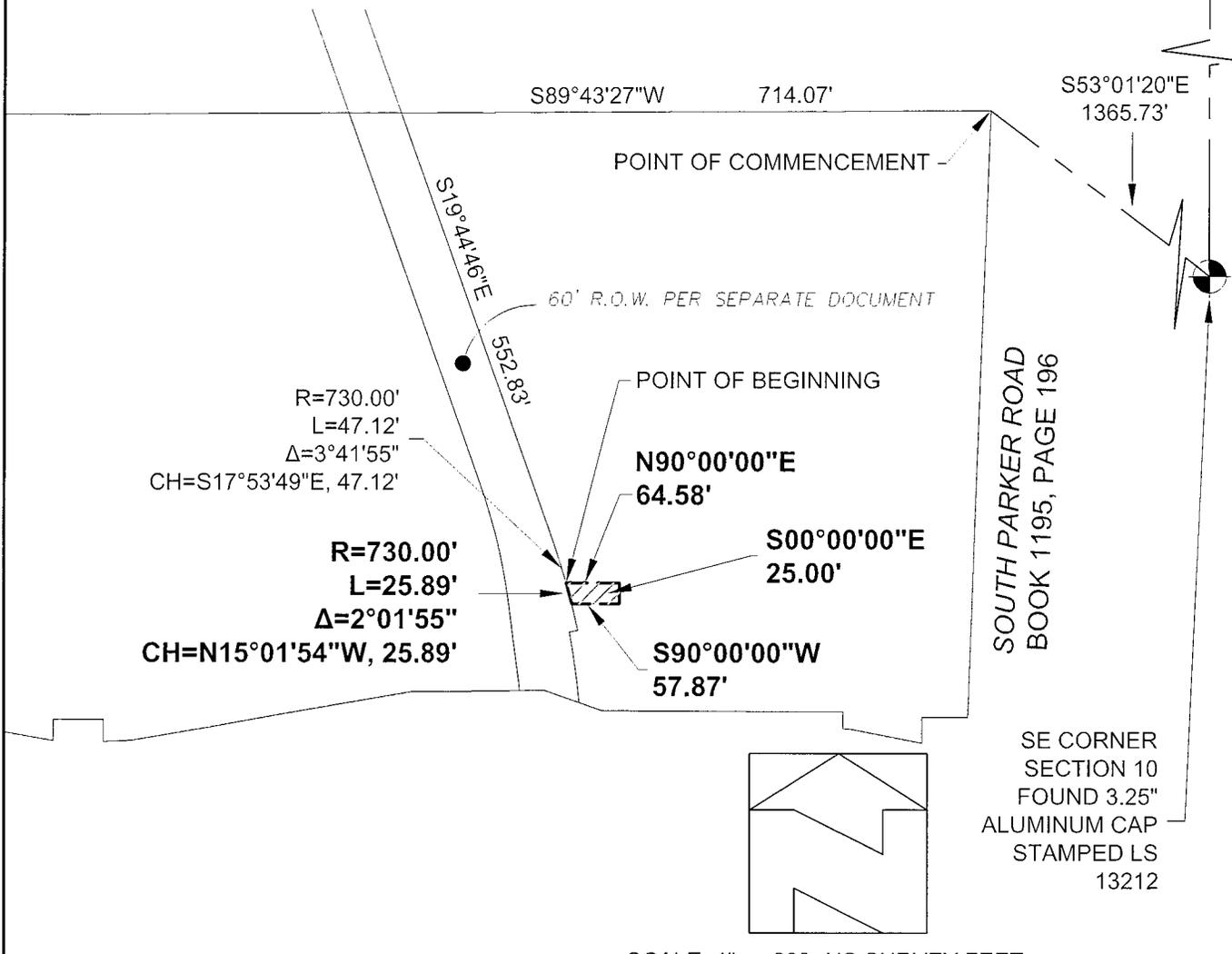
EXHIBIT C

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

SHEET 2 OF 2

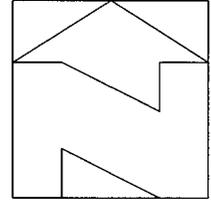
DRAINAGE EASEMENT ILLUSTRATION

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

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: 12-12-2025
FILE: ESMT2

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

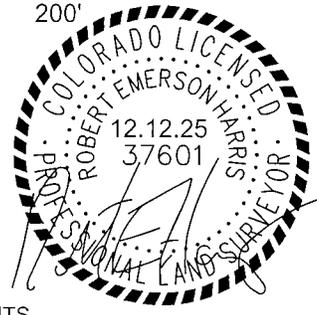


EXHIBIT D

SHEET 1 OF 2

DRAINAGE 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 S19°44'46"E, A DISTANCE OF 167.76 FEET, ON SAID EAST LINE;

THENCE N70°15'14"E, A DISTANCE OF 50.68 FEET;

THENCE S19°44'46"E, A DISTANCE OF 25.00 FEET;

THENCE S70°15'14"W, A DISTANCE OF 50.68 FEET, TO SAID EAST LINE;

THENCE N19°44'46"W, A DISTANCE OF 25.00 FEET, ON SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 1,267 SQUARE FEET (0.029 ACRES), 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: 12-16-2025
FILE: ESMT2

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



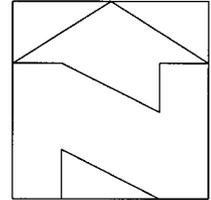
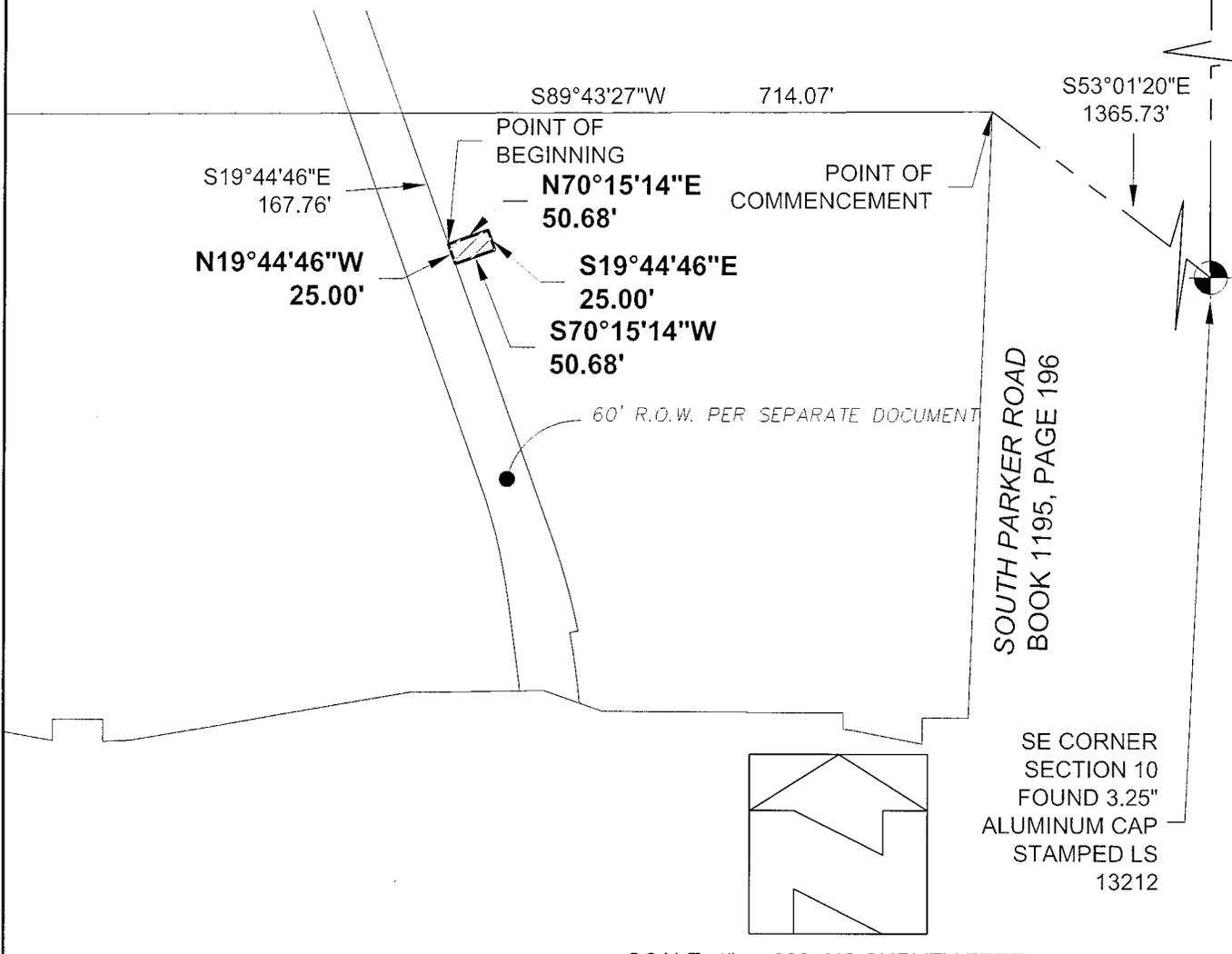
EXHIBIT D

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

SHEET 2 OF 2

DRAINAGE EASEMENT ILLUSTRATION

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.

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: 12-16-2025
FILE: ESMT2

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

