

**GRANT OF EASEMENT
STORM DRAINAGE**

THIS GRANT OF EASEMENT (“Grant”) is given this ____ day of _____, 20__, by CORE Electric Cooperative, a Colorado non-profit corporation and electric cooperative (“Grantor”), whose address is 5496 N. US Highway 85, Sedalia, CO 80135, 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:

CORE Electric Cooperative

By: Pam Feuerstein

Name: Pamela Feuerstein

Title: Chief Executive Officer

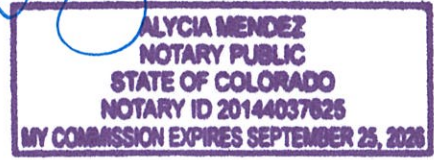
STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24th day of March, 2026 by Pamela Feuerstein as Chief Executive Officer of CORE Electric Cooperative, a Colorado non-profit corporation and electric cooperative.

My commission expires: 9/25/2026.

Witness my hand and official seal.

Alycia Mendez
Notary Public



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 _____ as 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

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 2024015627, 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 SAID SOUTHEAST QUARTER OF SECTION 20, ASSUMED TO BEAR N87°26'14"E A DISTANCE OF 2610.25 FEET FROM A 3-1/4" ALUMINUM CAP STAMPED "L.S. #2690" FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 20 TO A 2-1/2" BRASS CAP STAMPED "L.S. #7134" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 20;

BEGINNING AT A POINT THAT BEARS S12°49'09"W A DISTANCE OF 406.51 FEET FROM SAID SOUTHEAST CORNER;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 29.84 FEET, HAVING A RADIUS OF 46.00 FEET, THROUGH A CENTRAL ANGLE OF 37°09'57" AND A CHORD WHICH BEARS S29°15'32"W A DISTANCE OF 29.32 FEET; THENCE N63°24'00"W A DISTANCE OF 120.04 FEET; THENCE N66°53'27"W A DISTANCE OF 952.79 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 105.24 FEET, HAVING A RADIUS OF 67.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N21°53'27"W A DISTANCE OF 94.75 FEET; THENCE N23°06'33"E A DISTANCE OF 337.21 FEET; THENCE N64°31'08"E A DISTANCE OF 36.28 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 18.12 FEET, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 17°18'01" AND A CHORD WHICH BEARS N73°10'08"E A DISTANCE OF 18.05 FEET; THENCE N81°49'08"E A DISTANCE OF 170.16 FEET; THENCE N86°13'58"E A DISTANCE OF 18.98 FEET; THENCE N81°42'01"E A DISTANCE OF 55.61 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 70.11 FEET, HAVING A RADIUS OF 338.23 FEET, THROUGH A CENTRAL ANGLE OF 11°52'34" AND A CHORD WHICH BEARS N89°01'33"E A DISTANCE OF 69.98 FEET; THENCE N88°37'30"E A DISTANCE OF 121.79 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 9.77 FEET, HAVING A RADIUS OF 18.92 FEET, THROUGH A CENTRAL ANGLE OF 29°33'53" AND A CHORD WHICH BEARS S78°14'58"E A DISTANCE OF 9.66 FEET; THENCE S59°15'56"E A DISTANCE OF 44.19 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 8.25 FEET, HAVING A RADIUS OF 14.14 FEET, THROUGH A CENTRAL ANGLE OF 33°25'40" AND A CHORD WHICH BEARS S41°35'12"E A DISTANCE OF 8.13 FEET; THENCE S16°58'44"E A DISTANCE OF 81.24 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 57.60 FEET, HAVING A RADIUS OF 22.18 FEET, THROUGH A CENTRAL ANGLE OF 148°47'53" AND A CHORD WHICH BEARS S38°02'08"W A DISTANCE OF 42.73 FEET; THENCE N68°02'39"W A DISTANCE OF 191.10 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 48.30 FEET, HAVING A RADIUS OF 18.77 FEET, THROUGH A CENTRAL ANGLE OF 147°23'49" AND A CHORD WHICH BEARS N02°36'32"E A DISTANCE OF 36.04 FEET; THENCE N38°53'59"E A DISTANCE OF 21.21 FEET; THENCE N73°47'34"W A DISTANCE OF 11.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 67.64 FEET, HAVING A RADIUS OF 326.29 FEET, THROUGH A CENTRAL ANGLE OF 11°52'36" AND A CHORD WHICH BEARS S88°59'48"W A DISTANCE OF 67.52 FEET; THENCE S81°43'57"W A DISTANCE OF 55.18 FEET; THENCE S77°10'05"W A DISTANCE OF 18.98 FEET; THENCE S81°48'31"W A DISTANCE OF 170.19 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 46.11 FEET, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 58°42'35" AND A CHORD WHICH BEARS S52°27'51"W A DISTANCE OF 44.12 FEET; THENCE S23°06'33"W A DISTANCE OF 324.74 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 67.54 FEET, HAVING



PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: A.S.
CHKD. BY: J.L.
DATE: 03/17/26
SCALE: 1" = 200'

FILE: R13891-3
SHEET: 3 OF 4
W/O #: _____

**ACCESS
EASEMENT**

LEGAL DESCRIPTION

A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S21°53'27"E A DISTANCE OF 60.81 FEET; THENCE S66°53'27"E A DISTANCE OF 869.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 33.25 FEET, HAVING A RADIUS OF 22.34 FEET, THROUGH A CENTRAL ANGLE OF 85°16'17" AND A CHORD WHICH BEARS N58°45'49"E A DISTANCE OF 30.27 FEET; THENCE N58°45'49"E A DISTANCE OF 31.53 FEET; THENCE N21°51'26"E A DISTANCE OF 369.36 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 19.67 FEET, HAVING A RADIUS OF 30.44 FEET, THROUGH A CENTRAL ANGLE OF 37°00'55" AND A CHORD WHICH BEARS N03°11'33"E A DISTANCE OF 19.32 FEET; THENCE N12°39'53"W A DISTANCE OF 31.51 FEET; THENCE N35°32'27"W A DISTANCE OF 55.07 FEET; THENCE N67°53'49"W A DISTANCE OF 16.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 55.52 FEET, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 122°21'32" AND A CHORD WHICH BEARS N06°47'24"W A DISTANCE OF 45.56 FEET; THENCE N59°22'48"E A DISTANCE OF 24.96 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 23.34 FEET, HAVING A RADIUS OF 28.65 FEET, THROUGH A CENTRAL ANGLE OF 46°40'34" AND A CHORD WHICH BEARS N86°25'01"E A DISTANCE OF 22.70 FEET; THENCE S70°58'29"E A DISTANCE OF 37.29 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 32.53 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 79°18'10" AND A CHORD WHICH BEARS S31°21'49"E A DISTANCE OF 29.99 FEET; THENCE S02°16'21"W A DISTANCE OF 22.28 FEET; THENCE S14°25'10"W A DISTANCE OF 6.99 FEET; THENCE S08°03'47"W A DISTANCE OF 30.47 FEET; THENCE S65°17'27"W A DISTANCE OF 26.20 FEET; THENCE S12°43'49"E A DISTANCE OF 30.76 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 27.45 FEET, HAVING A RADIUS OF 42.44 FEET, THROUGH A CENTRAL ANGLE OF 37°03'40" AND A CHORD WHICH BEARS S03°12'54"W A DISTANCE OF 26.98 FEET; THENCE S21°51'26"W A DISTANCE OF 377.45 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 81.06 FEET, HAVING A RADIUS OF 251.87 FEET, THROUGH A CENTRAL ANGLE OF 18°26'22" AND A CHORD WHICH BEARS S46°29'56"E A DISTANCE OF 80.71 FEET; THENCE S55°33'54"E A DISTANCE OF 83.61 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS N83°39'39"W A DISTANCE OF 2532.93 FEET.

SAID PARCEL CONTAINS 78,546 SQUARE FEET OR 1.803 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
 CHRISTOPHER P. JULIANA, P.L.S. 31158 03/17/26
 DATE
 FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

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

DRN. BY: A.S.
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 SHEET: 4 OF 4
 W/O #: _____

**ACCESS
 EASEMENT**

EXHIBIT B

OWNER:
CORE ELECTRIC COOPERATIVE
PARCEL A
REC. 2024019779

SE COR. SEC. 20
T7S, R67W, 6TH P.M.
FOUND 2-1/2" BRASS CAP
L.S. #7134

S1/4 COR. SEC. 20
T7S, R67W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP
L.S. #2690

SE1/4 SECTION 20
T7S, R67W, 6TH P.M.
DOUGLAS COUNTY

OWNER:
CORE ELECTRIC COOPERATIVE
PARCEL B
REC. 2024015627

**ACCESS EASEMENT
AREA=78,546 S.F.±
OR 1.803 ACRES±**

S. LINE SE1/4 SEC. 20
BASIS OF BEARING
N87°26'14"E 2610.25'

NE1/4 SECTION 29
T7S, R67W, 6TH P.M.
DOUGLAS COUNTY

BNSF RAILROAD
(100' R.O.W.)

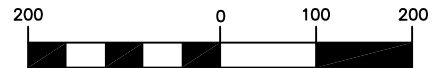
2BR LLC
REC. 2023037873

75' I.R.E.A. EASEMENT
BOOK 461 PAGE 963

50' PERMANENT EASEMENT
REC. NO. 2020065910

EASEMENT DEED BY COURT ORDER
EASEMENT IS ALONG EXISTING TELECOMMUNICATION CABLE
AND IS 20' IN WIDTH (NOT PLOTTABLE) BUT IS ALONG THE
NORTHEASTERLY SIDE OF THE RAILROAD RIGHT-OF-WAY
ALONG GRANTORS PROPERTY
REC. NO. 2013020344

TIMBER MILL PARKWAY
(58' R.O.W.)



1 inch = 200 ft.

- 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.

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W/O #: _____

ACCESS EASEMENT

LINE AND CURVE TABLES

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.84'	46.00'	37°09'57"	S29°15'32"W	29.32'
C2	105.24'	67.00'	90°00'00"	N21°53'27"W	94.75'
C3	18.12'	60.00'	17°18'01"	N73°10'08"E	18.05'
C4	70.11'	338.23'	11°52'34"	N89°01'33"E	69.98'
C5	9.77'	18.92'	29°33'53"	S78°14'58"E	9.66'
C6	8.25'	14.14'	33°25'40"	S41°35'12"E	8.13'
C7	57.60'	22.18'	148°47'53"	S38°02'08"W	42.73'
C8	48.30'	18.77'	147°23'49"	N02°36'32"E	36.04'
C9	67.64'	326.29'	11°52'36"	S88°59'48"W	67.52'
C10	46.11'	45.00'	58°42'35"	S52°27'51"W	44.12'
C11	67.54'	43.00'	90°00'00"	S21°53'27"E	60.81'
C12	33.25'	22.34'	85°16'17"	N58°45'49"E	30.27'
C13	19.67'	30.44'	37°00'55"	N03°11'33"E	19.32'
C14	55.52'	26.00'	122°21'32"	N06°47'24"W	45.56'
C15	23.34'	28.65'	46°40'34"	N86°25'01"E	22.70'
C16	32.53'	23.50'	79°18'10"	S31°21'49"E	29.99'
C17	27.45'	42.44'	37°03'40"	S03°12'54"W	26.98'
C18	81.06'	251.87'	18°26'22"	S46°29'56"E	80.71'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N63°24'00"W	120.04'
L2	N66°53'27"W	952.79'
L3	N23°06'33"E	337.21'
L4	N64°31'08"E	36.28'
L5	N81°49'08"E	170.16'
L6	N86°13'58"E	18.98'
L7	N81°42'01"E	55.61'
L8	N88°37'30"E	121.79'
L9	S59°15'56"E	44.19'
L10	S16°58'44"E	81.24'
L11	N68°02'39"W	191.10'
L12	N38°53'59"E	21.21'
L13	N73°47'34"W	11.32'
L14	S81°43'57"W	55.18'
L15	S77°10'05"W	18.98'
L16	S81°48'31"W	170.19'

LINE TABLE		
NO.	BEARING	DISTANCE
L17	S23°06'33"W	324.74'
L18	S66°53'27"E	869.93'
L19	N58°45'49"E	31.53'
L20	N21°51'26"E	369.36'
L21	N12°39'53"W	31.51'
L22	N35°32'27"W	55.07'
L23	N67°53'49"W	16.40'
L24	N59°22'48"E	24.96'
L25	S70°58'29"E	37.29'
L26	S02°16'21"W	22.28'
L27	S14°25'10"W	6.99'
L28	S08°03'47"W	30.47'
L29	S65°17'27"W	26.20'
L30	S12°43'49"E	30.76'
L31	S21°51'26"W	377.45'
L32	S55°33'54"E	83.61'