

**GRANT OF EASEMENT
STORM DRAINAGE**

THIS GRANT OF EASEMENT (“Grant”) is given this _____ day of _____, 2024 by Ready Mixed Concrete Co, LLC (“Grantor”), whose address is 2500 E. Hampden Way, Denver CO 80229, 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 A-1**, 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:

By: J.C. Marvel, Jr.

Name: _____

Title: President/CEO

Attest:

By: Ann K VanPortfliet

Name: Ann K VanPortfliet

Title: CFO

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22nd day of August, 2024, by J.C. Marvel, Jr. as President/CEO of Ready Mixed Concrete Co. LLC

My commission expires: 09/21/2025

Witness my hand and official seal.

Martha M Pleva
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.

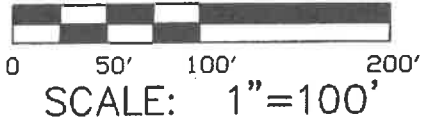
My commission expires: _____

Witness my hand and official seal.

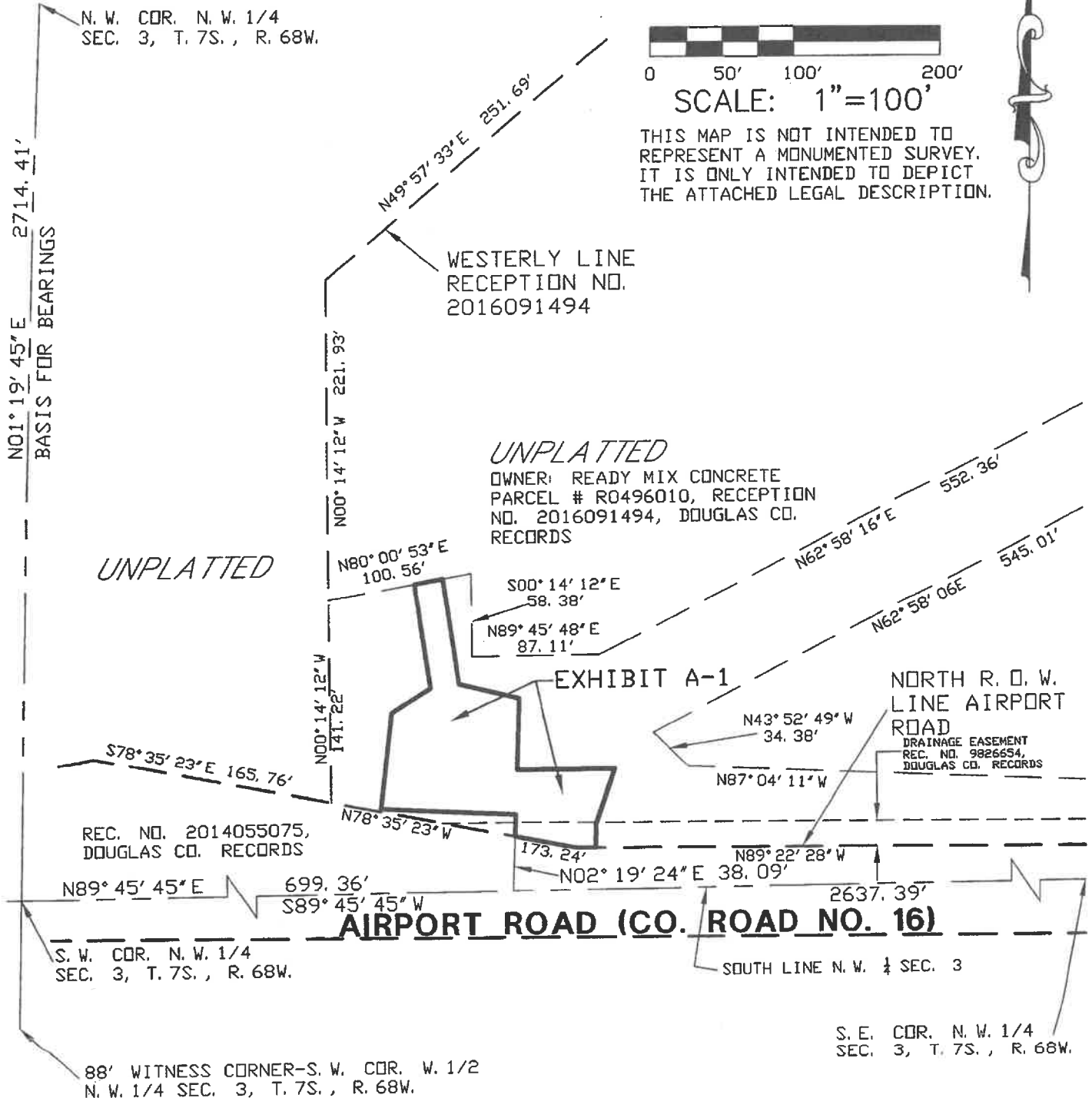
Notary Public

EXHIBIT A

PAGE 1 OF 1



THIS MAP IS NOT INTENDED TO REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 info@rwbsurveying.com
CAD FILE: 22181EASE/22181EASE.dwg

Date Prepared: SEPT. 10, 2024

EXHIBIT A-1
PAGE 1 OF 2

LEGAL DESCRIPTION: ACCESS & DRAINAGE EASEMENT

PART OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3;
THENCE NORTH 89°45'45" EAST ALONG THE SOUTH LINE OF NORTHWEST ONE-QUARTER, A DISTANCE OF 699.36 FEET; THENCE NORTH 02°19'24" EAST A DISTANCE OF 38.09 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AS DESCRIBED IN RECEPTION NO. 2014055075, DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE NORTH 02°19'24" EAST A DISTANCE OF 15.31 FEET;
THENCE NORTH 86°42'08" EAST A DISTANCE OF 93.92 FEET;
THENCE NORTH 06°57'04" EAST A DISTANCE OF 67.78 FEET;
THENCE NORTH 58°31'53" EAST A DISTANCE OF 31.79 FEET;
THENCE NORTH 08°13'54" WEST A DISTANCE OF 73.60 FEET;
THENCE NORTH 80°00'53" EAST A DISTANCE OF 19.88 FEET;
THENCE SOUTH 08°18'16" EAST A DISTANCE OF 74.34 FEET;
THENCE SOUTH 75°49'39" EAST A DISTANCE OF 43.29 FEET;
THENCE SOUTH 02°19'24" WEST A DISTANCE OF 50.56 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 65.93 FEET;
THENCE SOUTH 18°14'53" WEST A DISTANCE OF 40.56 FEET;
THENCE SOUTH 00°36'29" WEST A DISTANCE OF 16.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD;
THENCE NORTH 89°22'28" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.47 FEET;
THENCE NORTH 78°35'23" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,068 SQUARE FEET OR 0.277 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER FOR THE WEST QUARTER CORNER OF SECTION 3, MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-75 R-68W, 1/4, S4/83, 1987; 88 PT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3, MONUMENTED BY A 2:5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,84/S3, T7S, PLS20140, 2003, CONTROL", FOUND TO BEAR NORTH 01° 19' 45" EAST A DISTANCE OF 2714.41 FEET. FROM THE DEED RECORDED IN RECEPTION NO. 2016091494, DOUGLAS COUNTY RECORDS.



RAYMOND W. BAYER,
REG. P.L.S. NO. 6973

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 info@rwbsurveying.com
CAD FILE: 22181EASE/22181EASE.dwg

Date Prepared: JUNE 20, 2024
REVISED: 09-10-24 COMBINED EXHIBITS



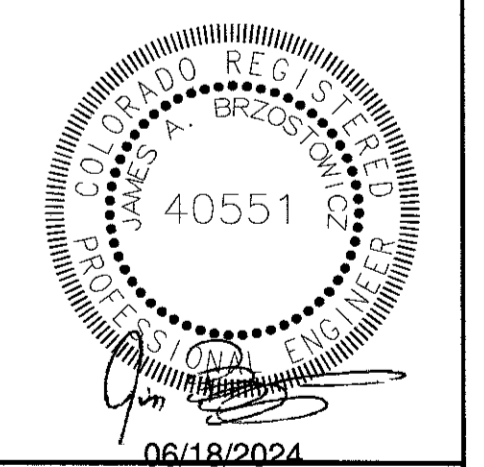
8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



2500 E BRANNAN WAY
DENVER, CO 80229
303.534.1231

SEDALIA BATCH PLANT
CONSTRUCTION & GESC PLANS
5775 AIRPORT ROAD, SEDALIA, CO 80135

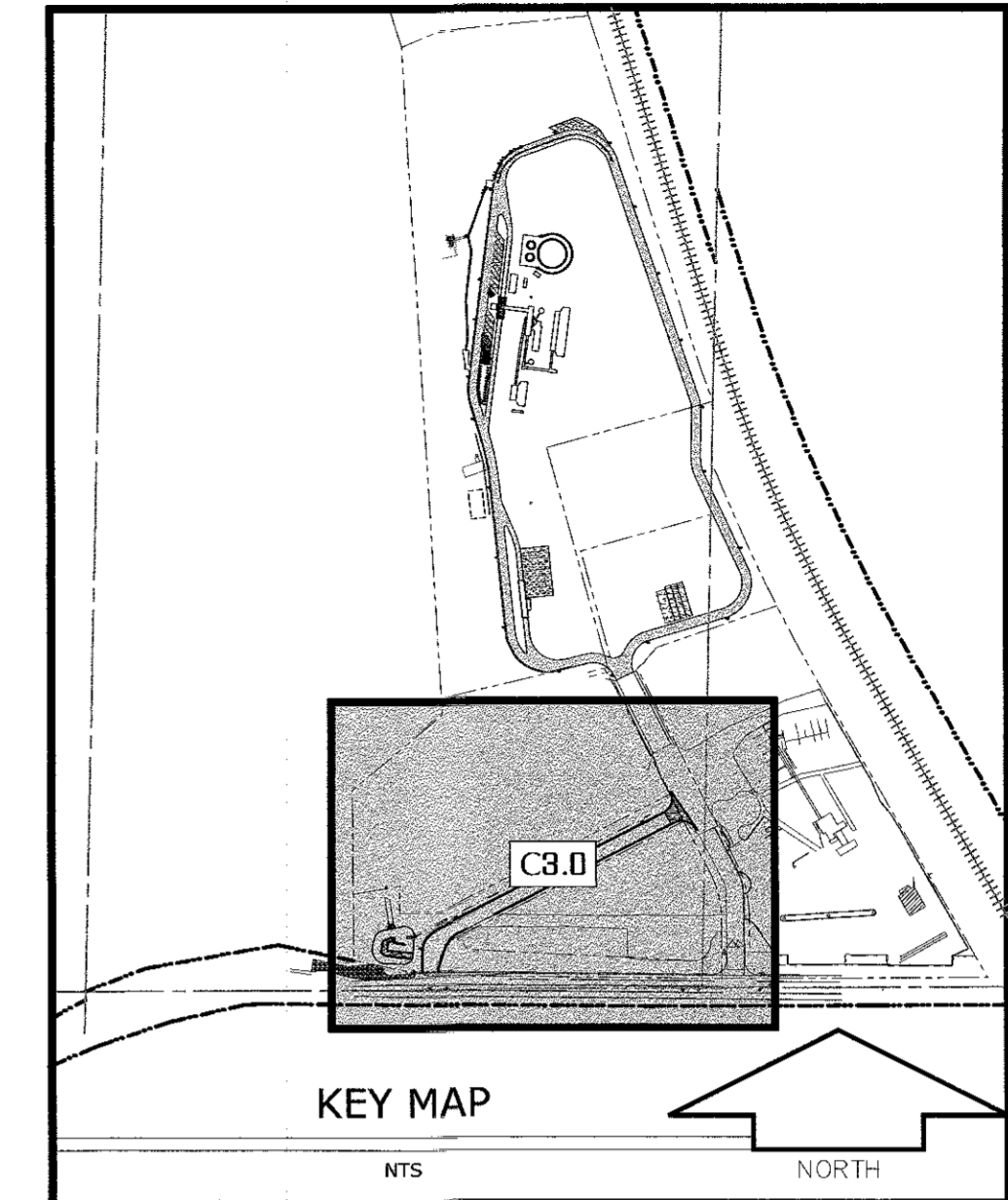
| NO. | DESCRIPTION | DATE |
|-----|-----------------|----------|
| 01 | COUNTY COMMENTS | 03/21/23 |
| 02 | COUNTY COMMENTS | 09/29/23 |
| 03 | COUNTY COMMENTS | 03/07/24 |
| 04 | COUNTY COMMENTS | 04/05/24 |
| 05 | COUNTY COMMENTS | 05/07/24 |



DESIGNED BY: RJJ DATE: 10/07/2022
DRAWN BY: CMH SCALE: 1"=40'
CHECKED BY: JAB
JOB NO.: 303.001.09
DWG NAME: SEDALIA.GP.DWG

GRADING PLAN -
ACCESS ROAD

SHEET:
C3.0



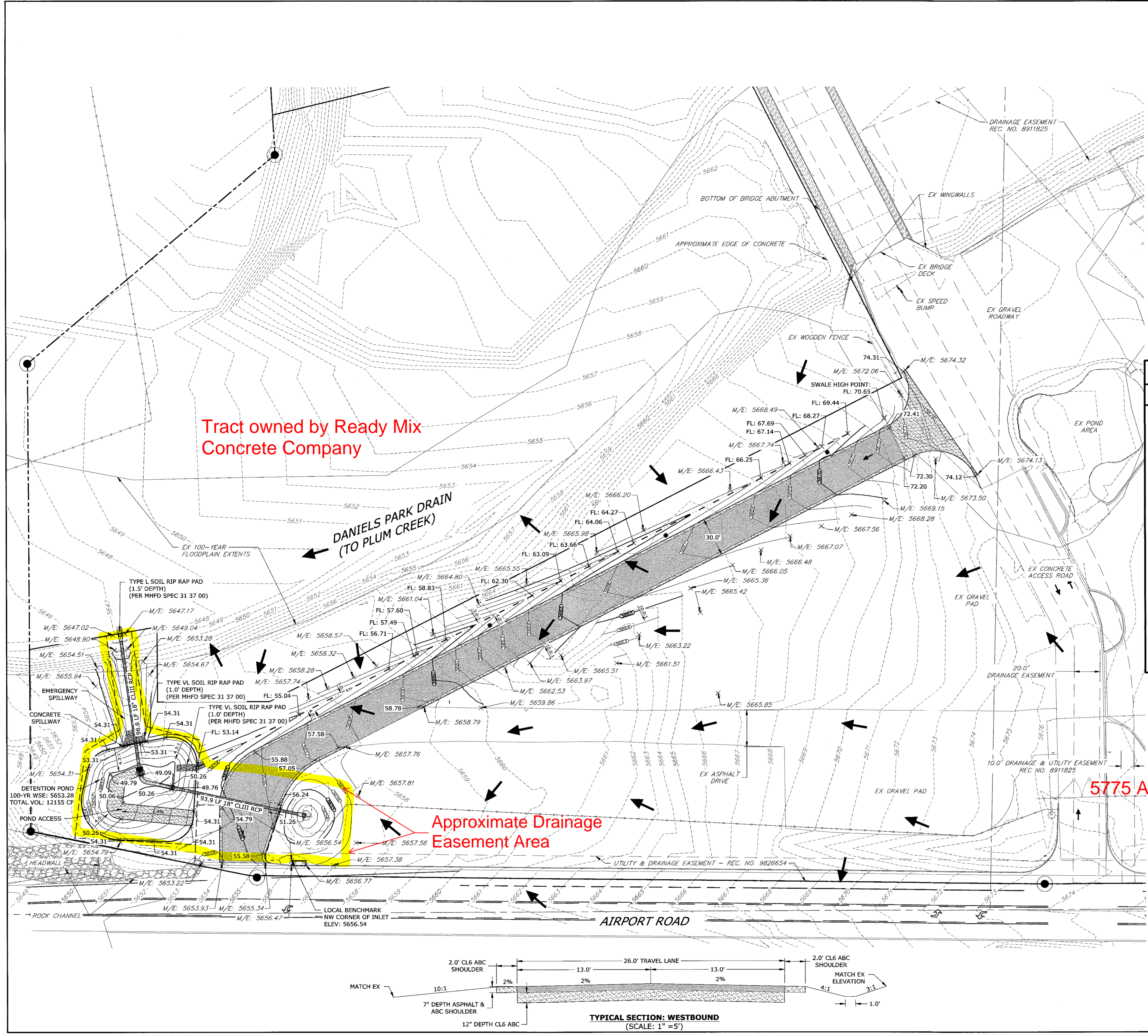
LEGEND

| PROPOSED | EXISTING |
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Brendley Johnson
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW
DATE: 8/16/2024

THESE CONSTRUCTION & GESC DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE, GRADING EROSION AND SEDIMENT CONTROL, AND UTILITIES ONLY
ENGINEERING DIVISION ACCEPTANCE BLOCK

5775 Airport Road



Tract owned by Ready Mix Concrete Company

Approximate Drainage Easement Area

