

**GRANT OF EASEMENT
SIDEWALK**

THIS GRANT OF EASEMENT (“Grant of Easement”) is given this _____ day of _____, 20___, by Richmond American Homes of Colorado, Inc. (“Grantor”), whose address is 4350 S. Monaco St. Denver CO 80237, 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 of Easement 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 sidewalk easement (“Easement”) on, over, through and across the Easement Property for the purpose of owning, maintaining and repairing a public sidewalk and utility improvements, including, but not limited to, paving, curb, gutter, lighting and signage (collectively, the “Facilities”). Grantee shall have the right, consistent with the rules, regulations and standards of Grantee, to permit and allow use of the Easement Property by third parties, including utility providers and other governmental entities, for uses that are consistent with use of the Easement Property as a public right-of-way.

4. Maintenance and Repair. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantee. It is Grantee’s responsibility to maintain and repair the Facilities in a manner consistent with the Douglas County Roadway Design and Construction Standards, as amended.

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 by this Grant of Easement. Notwithstanding the foregoing, Grantor shall obtain the written consent of Grantee prior to installing or constructing any improvements or granting any additional easements or other rights to use the Easement Property. Grantee agrees it will not unreasonably withhold such consent provided all such proposed uses or improvements shall be reviewed, approved, permitted and inspected by Grantee in accordance with Grantee’s criteria, standards and regulations, as amended.

6. No Waiver of Governmental Immunity Act. The Grantor understands and agrees that Grantee, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Grant of Easement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the Grantee.

7. Annual Appropriation. The financial obligations of Grantee shall extend only to monies duly and lawfully appropriated and budgeted by Grantee and encumbered for the purpose of this Grant of Easement,

GRANTEE:

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

BY: _____
ABE LA YDON, Chair

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Roger A. Partridge, 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

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

A 5 FOOT-WIDE PARCEL OF LAND BEING A PORTION OF TRACT A AND LOTS 1 THROUGH 22 INCLUSIVE, HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2024001966, SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8 BY A FOUND 3.25" BRASS CAP STAMPED "U.S. DEPT. OF THE INTERIOR, BUREAU OF LAND MANAGEMENT", AND BY A CALCULATED POSITION AT THE NORTHEAST CORNER OF SAID SECTION 8 BY UTILIZING THE RECORD BEARING BEARING PER THE HIGHLANDS RANCH FILING NO, 112-A PLAT AS RECORDED UNDER RECEPTION NUMBER DC9461259 WITH THE DOUGLAS COUNTY CLERK AND RECORDER, SAID BEARING NORTH 89°02'08" EAST, WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8;

THENCE SOUTH 75°13'08" EAST, A DISTANCE OF 1,743.89 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY OF BITTERROOT PLACE AS SHOWN ON SAID PLAT OF HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE COMMON BOUNDARY OF SAID SOUTH RIGHT-OF-WAY AND THE NORTH BOUNDARY OF SAID LOTS 1 THROUGH 14 INCLUSIVE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 21°00'58" EAST, A DISTANCE OF 41.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 237.45 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 68°01'29", AND A CHORD WHICH BEARS NORTH 55°01'23" EAST A CHORD DISTANCE OF 223.75 FEET;
- 3) NORTH 89°02'08" EAST, A DISTANCE OF 732.98 FEET;
- 4) SOUTH 45°57'52" EAST, A DISTANCE OF 18.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF IRONWOOD STREET AS SHOWN ON SAID PLAT OF HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT AND THE NORTHEAST CORNER OF SAID LOT 14;

CONTINUED ON SHEET 2



Plotted: THU 11/07/24 4:36:49P By: Jason Carothers Filepath: p:\2022\1211017\survey\esml_211017_sidewalk.dwg Layout: ex a desc 1

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

DESCRIPTION
SIDEWALK EASEMENT HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
1
1 OF 6

EXHIBIT A

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

CONTINUED FROM SHEET 1

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY OF BITTERROOT PLACE AND ALONG THE COMMON BOUNDARY SAID WEST RIGHT-OF-WAY OF IRONWOOD STREET AND THE EAST BOUNDARY OF SAID LOTS 14 THROUGH 22 INCLUSIVE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 00°57'52" EAST, A DISTANCE OF 124.46 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 294.46 FEET, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 32°08'08", AND A CHORD WHICH BEARS SOUTH 17°01'56" EAST A CHORD DISTANCE OF 290.61 FEET;
- 3) THENCE SOUTH 33°06'00" EAST, A DISTANCE OF 55.34 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 180.13 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 51°36'16", AND A CHORD WHICH BEARS SOUTH 07°17'52" EAST A CHORD DISTANCE OF 174.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY AND ALONG THE COMMON BOUNDARY OF SAID LOT 22 AND THE NORTH RIGHT-OF-WAY OF GOLD LACE PLACE AS SHOWN ON SAID PLAT OF HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 70°10'25" WEST, A DISTANCE OF 6.43 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE DEPARTING SAID COMMON BOUNDARY AND ALONG A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID LOTS 14 THROUGH 22 INCLUSIVE AND 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT A AND LOTS 1 THROUGH 14 INCLUSIVE THE FOLLOWING EIGHT (8) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 179.62 FEET, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 52°46'31", AND A CHORD WHICH BEARS NORTH 06°42'44" WEST A CHORD DISTANCE OF 173.33 FEET;
- 2) NORTH 33°06'00" WEST, A DISTANCE OF 55.34 FEET TO A POINT OF CURVATURE;

CONTINUED ON SHEET 3



Plotted: THU 11/07/24 4:36:51P By: Jason Carothers Filepath: p:\2021\211017\survey\esmt_211017_sidewalk.dwg Layout: ex a desc 2

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

DESCRIPTION
SIDEWALK EASEMENT HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
2
2 OF 6

EXHIBIT A

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

CONTINUED FROM SHEET 2

- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 297.26 FEET, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 32°08'08", AND A CHORD WHICH BEARS NORTH 17°01'56" WEST A CHORD DISTANCE OF 293.38 FEET;
- 4) NORTH 00°57'52" WEST, A DISTANCE OF 122.39 FEET;
- 5) NORTH 45°57'52" WEST, A DISTANCE OF 14.62 FEET;
- 6) SOUTH 89°02'08" WEST, A DISTANCE OF 730.91 FEET TO A POINT OF CURVATURE;
- 7) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 231.48 FEET, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 68°00'50", AND A CHORD WHICH BEARS SOUTH 55°01'43" WEST A CHORD DISTANCE OF 218.12 FEET;
- 8) ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 21°00'58" WEST, A DISTANCE OF 41.09 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT A;

THENCE ALONG SAID SOUTH BOUNDARY NORTH 68°58'37" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 8,393 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

PREPARED BY: SHAWN D. CLARKE, PLS
 COLORADO #38061
 SCLARKE@HKSENG.COM

ON BEHALF OF: HARRIS KOCHER SMITH
 1120 LINCOLN STREET, SUITE 1000
 DENVER, COLORADO
 303.623.6300



Plotted: THU 11/07/24 4:36:51P By: Jason Carothers Filepath: p:\2021\211017\survey\esmt_211017_sidewalk.dwg Layout: ex a desc 3



DESCRIPTION
<p>DRY UTILITY EASEMENT</p> <p>HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT</p>

PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
3
3 OF 6

EXHIBIT B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

NORTH QUARTER CORNER OF SECTION 8
3.25" BRASS CAP
STAMPED: U.S. DEPT. OF THE INTERIOR,
BUREAU OF LAND MANAGEMENT

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 8
CALCULATED POSITION FROM
HIGHLANDS RANCH 112-A PLAT
REC. NO. DC9461259

S75°13'08"E 1743.89'

N89°02'08"E 2691.36'
BASIS OF BEARINGS

N LINE NE 1/4 SECTION 8

PARCEL A
8,393 SQ. FT.
OR 0.19 AC. ±

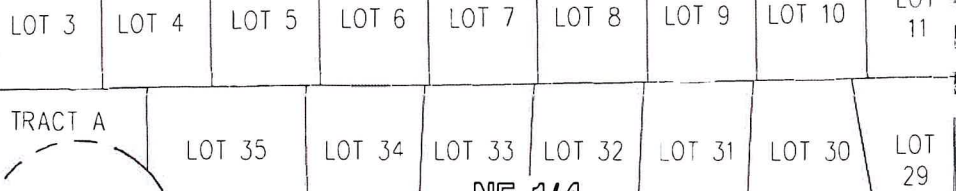
BITTERROOT PLACE
(PUBLIC RIGHT-OF-WAY)

N89°02'08"E 732.98'

S89°02'08"W 730.91'

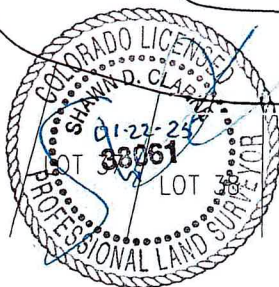
L=237.45'
R=200.00'
Δ=68°01'29"
ChB=N55°01'23"E
ChL=223.75'

L=231.48'
R=195.00'
Δ=68°00'50"
ChB=S55°01'43"W
ChL=218.12'



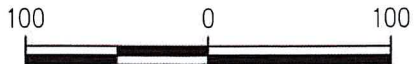
S21°00'58"W 41.09'

N68°58'37"W 5.00'
POINT OF BEGINNING



GOLD LACE PLACE
(PUBLIC RIGHT-OF-WAY)

HIGHLANDS RANCH
FILING NO. 112A 3RD
AMENDMENT
REC. NO. 2024001966



SCALE: 1"=100'

Plotted: THU 11/07/24 4:36:52P By: Jason Carothers Filepath: p:\2021\211017\survey\esmt_211017_sidewalk.dwg Layout: ex a illus 1

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

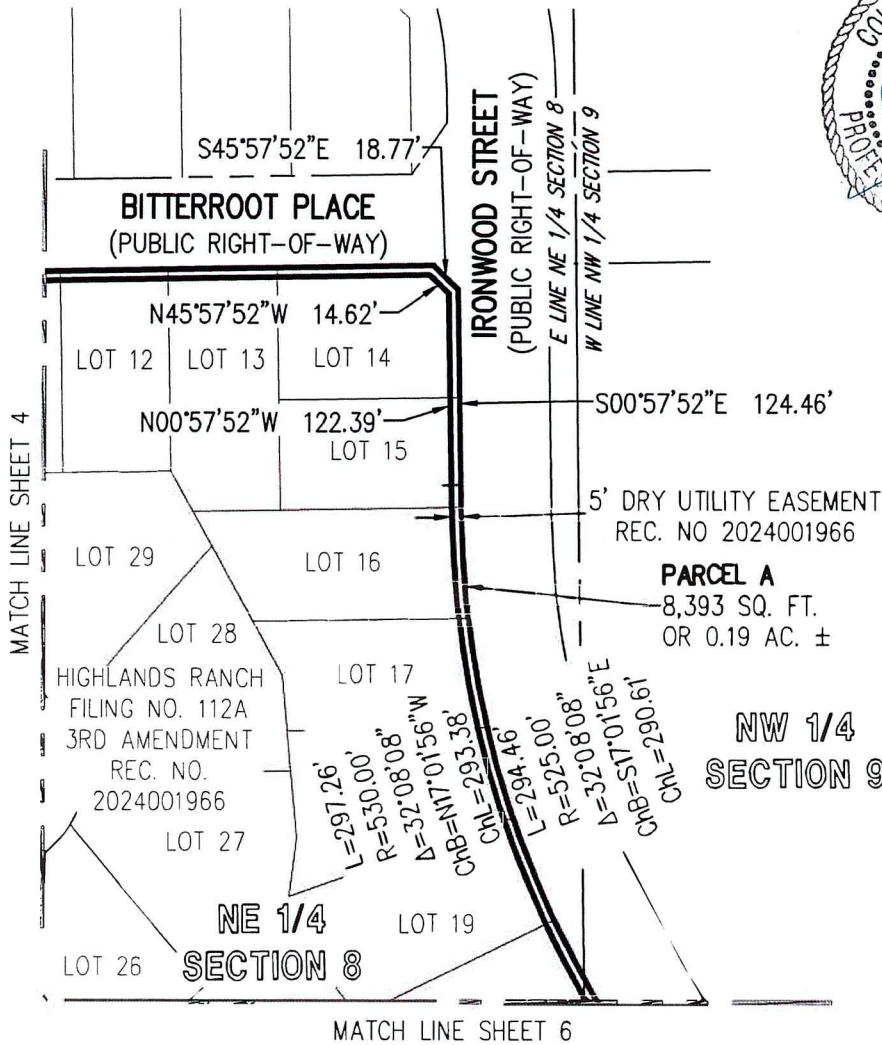
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ILLUSTRATION
DRY UTILITY EASEMENT
HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

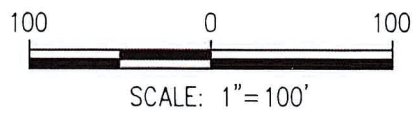
PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
4
4 OF 6

EXHIBIT B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



Plotted: THU 11/07/24 4:36:52P By: Jason Carothers Filepath: p:\2021\211017\survey\asmt_211017_sidewalk.dwg Layout: ex a illus 2



NOTE:
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

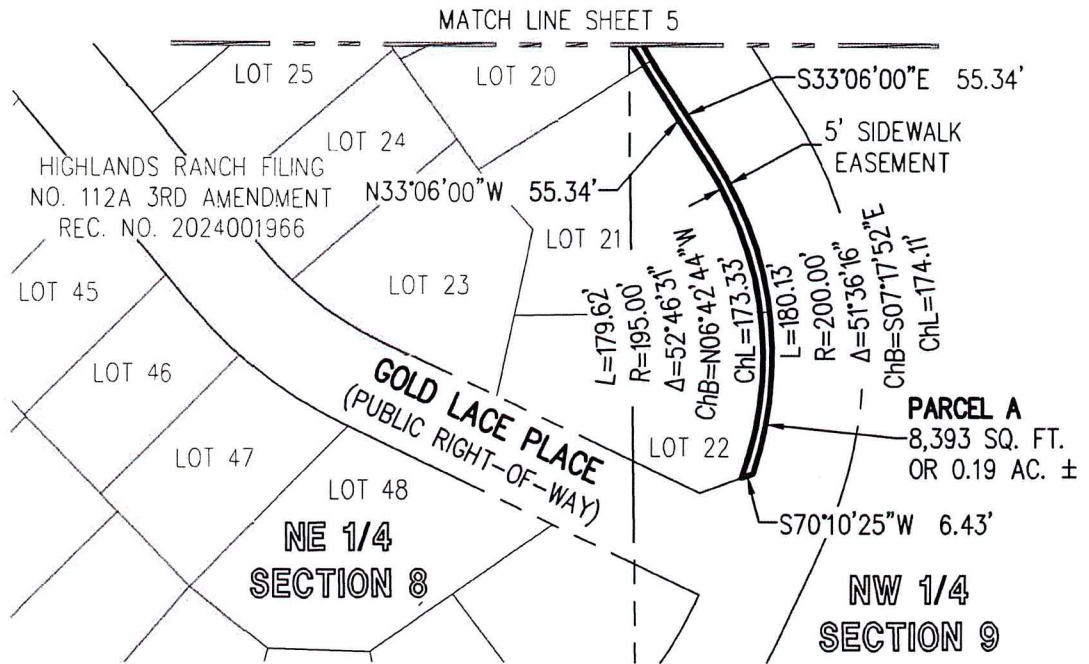
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocher@hks.com

ILLUSTRATION
 SIDEWALK EASEMENT
 HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

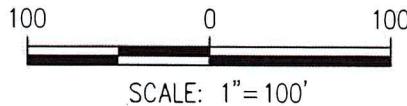
PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
5
5 OF 6

EXHIBIT B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°00'58"E	41.05'



NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P. 303.623.6300 F. 303.623.6311
 HarrisKocherSmith.com

ILLUSTRATION

SIDEWALK EASEMENT

HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
6
6 OF 6

Plotted: THU 11/07/24 4:36:52P By: Jason Carothers Filepath: p:\2024\1211017\survey\esmt_211017_sidewalk.dwg Layout: ex a illus 3