

GRANT OF EASEMENT STORM DRAINAGE

THIS GRANT OF EASEMENT (“Grant”) is given this _____ day of _____, 2025, by SOUTH SUBURBAN PARK AND RECREATION DISTRICT (“Grantor”), whose address is 4810 e County Line Road, Littleton, Colorado 80126, 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.

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL B AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 323106, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF LOT 1-B AS SHOWN ON FINAL PLAT OF HIGHLANDS RANCH FILING NO. 6 - 3RD AMENDMENT RECORDED JULY 8, 1992 AT RECEPTION NO. 9224471 IN SAID RECORDS, WHENCE THE WEST BOUNDARY OF SAID LOT 1-B BEARS SOUTH 00°02'27" EAST, A DISTANCE OF 470.59 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE NORTH 69°46'16" WEST, A DISTANCE OF 200.31 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 86°47'57" WEST, A DISTANCE OF 15.14 FEET;

THENCE NORTH 10°54'09" EAST, A DISTANCE OF 41.89 FEET;

THENCE NORTH 75°38'02" WEST, A DISTANCE OF 4.57 FEET;

THENCE NORTH 25°15'20" WEST, A DISTANCE OF 43.91 FEET;

THENCE NORTH 02°21'14" EAST, A DISTANCE OF 37.57 FEET;

THENCE NORTH 22°11'56" EAST, A DISTANCE OF 23.77 FEET;

THENCE NORTH 62°58'30" EAST, A DISTANCE OF 31.40 FEET;

THENCE NORTH 70°35'27" EAST, A DISTANCE OF 65.67 FEET;

THENCE NORTH 70°31'07" EAST, A DISTANCE OF 99.68 FEET TO THE WESTERLY LINE OF THAT CERTAIN ACCESS AND UTILITY EASEMENT PARCEL NO. 3 AS RECORDED IN BOOK 451, PAGE 726 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 03°15'37" EAST, A DISTANCE OF 12.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 70°31'07" WEST, A DISTANCE OF 58.08 FEET;

THENCE SOUTH 30°57'06" EAST, A DISTANCE OF 51.78 FEET;

THENCE SOUTH 07°16'56" WEST, A DISTANCE OF 21.11 FEET;

THENCE SOUTH 89°59'30" EAST, A DISTANCE OF 35.63 FEET TO SAID WESTERLY LINE;

THENCE ALONG SAID WESTERLY LINE, SOUTH 03°15'37" EAST, A DISTANCE OF 20.04 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°59'30" WEST, A DISTANCE OF 41.09 FEET;

THENCE SOUTH 33°30'08" WEST, A DISTANCE OF 39.99 FEET;

THENCE SOUTH 67°53'34" WEST, A DISTANCE OF 22.22 FEET;

THENCE SOUTH 75°27'32" WEST, A DISTANCE OF 40.66 FEET;

THENCE SOUTH 81°23'29" WEST, A DISTANCE OF 41.06 FEET;

THENCE SOUTH 10°54'09" WEST, A DISTANCE OF 37.11 FEET TO THE POINT OF BEGINNING.

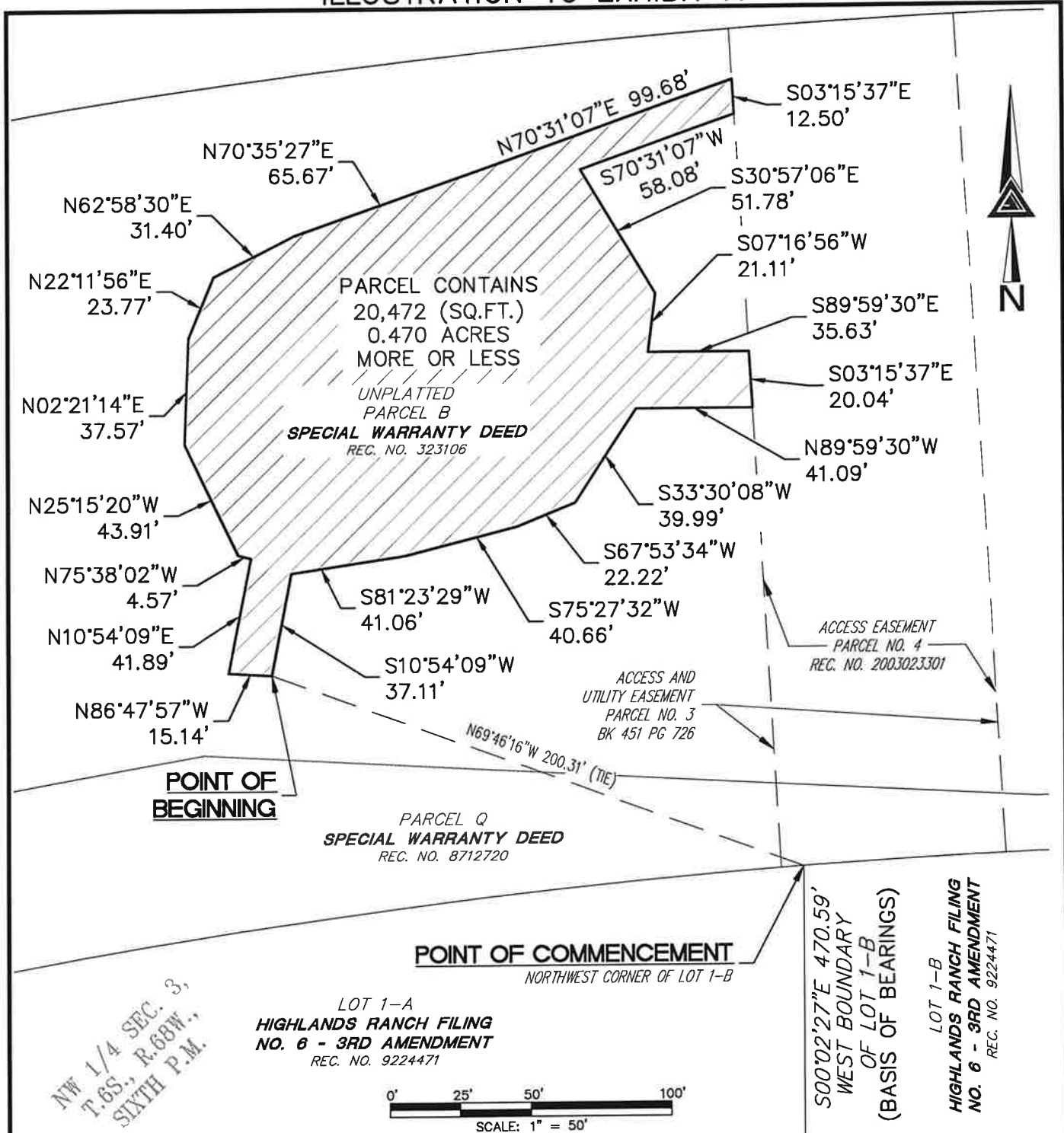
CONTAINING AN AREA OF 0.470 ACRES, (20,472 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

<p>300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com</p>	<p>DRAINAGE EASEMENT NW 1/4 SEC 3, T6S, R68W, 6TH P.M. COUNTY OF DOUGLAS, COLORADO</p>
	<p>PATH: Q:\190224-01 - MISSION VIEJO PICKLEBALL\DWG\EXHIBITS\DRAINAGE EASEMENT 1.DWG JOB NUMBER: 190224-01 DATE: 10/01/2024 DWG: RBA CHK: KDS 3 OF 3 SHEETS</p>

EXHIBIT B
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL B AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 323106, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF LOT 2 AS SHOWN ON A REPLAT OF HIGHLANDS RANCH FILING NO. 6 RECORDED JUNE 30, 1998 AT RECEPTION NO. 307092 IN SAID RECORDS, WHENCE THE NORTH BOUNDARY OF SAID LOT 2 BEARS NORTH 89°55'39" EAST, A DISTANCE OF 303.41 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE NORTH 66°33'32" EAST, A DISTANCE OF 241.59 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°01'21" WEST, A DISTANCE OF 34.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 40.07 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'43", AN ARC LENGTH OF 22.58 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 32°20'26" WEST, A DISTANCE OF 5.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°20'26", AN ARC LENGTH OF 8.47 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°00'00" EAST, A DISTANCE OF 43.01 FEET;

THENCE SOUTH 89°59'57" EAST, A DISTANCE OF 56.40 FEET;

THENCE SOUTH 12°09'35" EAST, A DISTANCE OF 29.18 FEET;

THENCE SOUTH 00°54'24" WEST, A DISTANCE OF 77.06 FEET;

THENCE SOUTH 07°22'57" WEST, A DISTANCE OF 5.55 FEET;

THENCE SOUTH 89°59'55" WEST, A DISTANCE OF 49.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.142 ACRES, (6,188 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT B

COUNTY LINE ROAD



UNPLATTED
PARCEL B
SPECIAL WARRANTY DEED
REC. NO. 323106

NW 1/4 SEC. 3,
T.6S., R.68W.,
SIXTH P.M.

ACCESS EASEMENT
PARCEL NO. 4
REC. NO. 2003023301

PARCEL CONTAINS
6,188 (SQ.FT.)
0.142 ACRES
MORE OR LESS
N00°00'00"E
43.01'

$\Delta=32^{\circ}20'26''$
R=15.00'
L=8.47'

N32°20'26"W
5.48'

$\Delta=32^{\circ}17'43''$
R=40.07'
L=22.58'

N00°01'21"W
34.00'

S89°59'57"E
56.40'

S12°09'35"E
29.18'

S00°54'24"W
77.06'

S07°22'57"W
5.55'

S89°59'55"W
49.14'

POINT OF
BEGINNING

PARCEL Q
SPECIAL WARRANTY DEED
REC. NO. 8712720

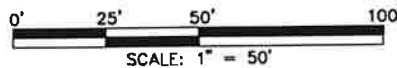
ACCESS EASEMENT
PARCEL NO. 2
BK 420 PG 935

(BASIS OF BEARINGS)
N89°55'39"E 303.41'

NORTH BOUNDARY OF LOT 2

POINT OF
COMMENCEMENT
NORTHWEST CORNER OF LOT 2

LOT 2
A REPLAT OF HIGHLANDS
RANCH - FILING NO. 6
REC. NO. 307092



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

#1
Drainage Easement
From SSPRD
To Doug Co

#7
Drainage Easement
From SSPRD
To Doug Co

