

## GRANT OF EASEMENT STORM DRAINAGE

**THIS GRANT OF EASEMENT** ("Grant of Easement") is given this \_\_\_\_ day of \_\_\_\_\_, 2025, by GRACE CHAPEL, a Colorado non-profit corporation ("Grantor"), whose address is 8505 S. Valley Highway, Englewood, Colorado 80112, 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. **Grantor Property.** Grantor is the owner of certain real property located in the County of Douglas, State of Colorado (the "Property"), more particularly described on **Exhibit A**, attached hereto and incorporated herein.
2. **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 B**, attached hereto and incorporated herein, and substantially as depicted on **Exhibit C**, 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 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 of Easement. 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. Grant of Easement Conditioned on the Sale of Grantor Property. In the event Grantor does not convey the Property encumbered by this Easement to Garrett Acquisitions, LLC, an Indiana limited liability company ("Garrett") or Garrett's permitted assignee, on or before November 1, 2025, then at any time thereafter, Grantor may terminate all rights, title, and interest granted under this Easement by recording a notice of termination in the real property records of Douglas County, Colorado. Upon such recording, all rights granted to Grantee hereunder shall be null and void, and this Easement shall be of no further force or effect and shall be deemed released without any further action or documentation required from Grantee.

7. Binding Effect. This Grant of Easement 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 of Easement shall be construed as covenants running with the land.

*(Remainder of page intentionally left blank; signatures follow on next pages)*

IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement the day and year first above written.

**GRANTOR:**

GRACE CHAPEL, a Colorado non-profit corporation

By: Joshua Weidmann  
Name: Joshua Weidmann  
Title: Senior Pastor

STATE OF COLORADO     )  
  ) ss.  
COUNTY Danver     )

The foregoing instrument was acknowledged before me this 6 day of August, 2025, by Joshua Weidmann as Senior Pastor of GRACE CHAPEL, a Colorado non-profit corporation.

My commission expires: 11/09/2025

Witness my hand and official seal.

Kristine Gordon  
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 \_\_\_\_\_, 2025 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  
TO  
GRANT OF EASEMENT**

Grantor Property

Lots 1-A and 2-A, CASTLEVIEW FILING NO. 1, 2nd Amendment, according to the plat thereof recorded March 10, 2008 under Reception No. 2008016726, County of Douglas, State of Colorado.

**EXHIBIT B  
TO  
GRANT OF EASEMENT**

Legal Descriptions of Easement Property

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF LOT 1-A, CASTLE VIEW FILING NO. 1, 2ND AMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO PER PLAT RECORDED MARCH 10, 2008, AT RECEPTION NO. 2008016726 IN THE OFFICIAL RECORDS OF SAID COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHERLY CORNER OF SAID LOT 1A, WHENCE THE EAST LINE OF SAID LOT 1A BEARS NORTH  $01^{\circ}02'31''$  WEST, A DISTANCE OF 356.01 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EAST LINE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.22 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $28^{\circ}50'48''$  EAST;

THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT 1-A AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $26^{\circ}24'38''$  AN ARC LENGTH OF 315.85 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $02^{\circ}00'25''$ , AN ARC LENGTH OF 24.00 FEET;

THENCE DEPARTING SAID SOUTHWEST LINE, NON-TANGENT TO SAID CURVE, NORTH  $56^{\circ}56'56''$  EAST, A DISTANCE OF 67.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 619.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $57^{\circ}17'52''$  EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}21'55''$ , AN ARC LENGTH OF 14.77 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $99^{\circ}06'40''$ , AN ARC LENGTH OF 34.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $99^{\circ}05'42''$ , AN ARC LENGTH OF 5.19 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH  $13^{\circ}07'52''$  EAST, A DISTANCE OF 14.82 FEET;

THENCE NORTH  $76^{\circ}52'08''$  EAST, A DISTANCE OF 27.00 FEET;

THENCE NORTH  $13^{\circ}07'52''$  WEST, A DISTANCE OF 14.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $101^{\circ}55'05''$ , AN ARC LENGTH OF 5.34 FEET;

THENCE TANGENT TO SAID CURVE, NORTH  $88^{\circ}47'13''$  EAST, A DISTANCE OF 21.87 FEET;

THENCE SOUTH  $01^{\circ}05'24''$  EAST, A DISTANCE OF 99.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $141^{\circ}53'15''$ , AN ARC LENGTH OF 24.76 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 618.18 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $04^{\circ}15'14''$ , AN ARC LENGTH OF 45.90 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH  $56^{\circ}56'56''$  WEST, A DISTANCE OF 67.01 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6,303 SQUARE FEET 0.145 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, COLORADO PLS NO. 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E MINERAL AVENUE, SUITE 1  
LITTLETON, COLORADO 80122



## LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF LOT 1-A, CASTLE VIEW FILING NO. 1, 2ND AMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO PER PLAT RECORDED MARCH 10, 2008, AT RECEPTION NO. 2008016726 IN THE OFFICIAL RECORDS OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY CORNER OF SAID LOT 1A, WHENCE THE NORTH LINE OF SAID LOT 1A BEARS NORTH 89°28'27" EAST, A DISTANCE OF 345.51 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE;

THENCE ALONG THE WEST LINE OF SAID LOT 1-A, SOUTH 00°54'47" EAST, A DISTANCE OF 115.80 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°54'47" EAST, A DISTANCE OF 104.12 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°09'25" EAST, A DISTANCE OF 261.81 FEET;

THENCE NORTH 00°47'05" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°09'25" EAST, A DISTANCE OF 83.18 FEET TO THE EAST LINE OF SAID LOT 1-A;

THENCE ALONG SAID EAST LINE, NORTH 00°46'46" WEST, A DISTANCE OF 162.01 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°28'27" WEST, A DISTANCE OF 73.12 FEET;

THENCE SOUTH 01°05'25" EAST, A DISTANCE OF 67.75 FEET;

THENCE SOUTH 88°55'02" WEST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 01°05'24" EAST, A DISTANCE OF 69.56 FEET;

THENCE SOUTH 89°09'25" WEST, A DISTANCE OF 181.58 FEET;

THENCE NORTH 01°05'24" WEST, A DISTANCE OF 74.41 FEET;

THENCE SOUTH 88°54'36" WEST, A DISTANCE OF 65.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 26,558 SQUARE FEET OR 0.610 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, COLORADO PLS NO. 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E MINERAL AVENUE, SUITE 1  
LITTLETON, COLORADO 80122

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF LOT 2-A, CASTLE VIEW FILING NO. 1, 2ND AMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO PER PLAT RECORDED MARCH 10, 2008, AT RECEPTION NO. 2008016726 IN THE OFFICIAL RECORDS OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEASTERLY CORNER OF SAID LOT 2A, WHENCE THE NORTH LINE OF SAID LOT 2A BEARS SOUTH 89°28'27" WEST, A DISTANCE OF 296.06 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE;

THENCE ALONG THE EAST LINE OF SAID LOT 2-A, SOUTH 00°54'47" EAST, A DISTANCE OF 116.39 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°54'47" EAST, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 88°54'36" WEST, A DISTANCE OF 196.12 FEET;

THENCE SOUTH 00°48'29" WEST, A DISTANCE OF 187.86 FEET;

THENCE NORTH 86°49'47" WEST, A DISTANCE OF 79.83 FEET TO THE WEST LINE OF SAID LOT 2-A;

THENCE ALONG SAID WEST LINE, NORTH 20°14'18" EAST, A DISTANCE OF 31.38 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 86°49'47" EAST, A DISTANCE OF 39.36 FEET;

THENCE NORTH 00°48'29" EAST, A DISTANCE OF 185.62 FEET;

THENCE NORTH 88°54'36" EAST, A DISTANCE OF 225.24 FEET TO THE **POINT OF BEGINNING**.

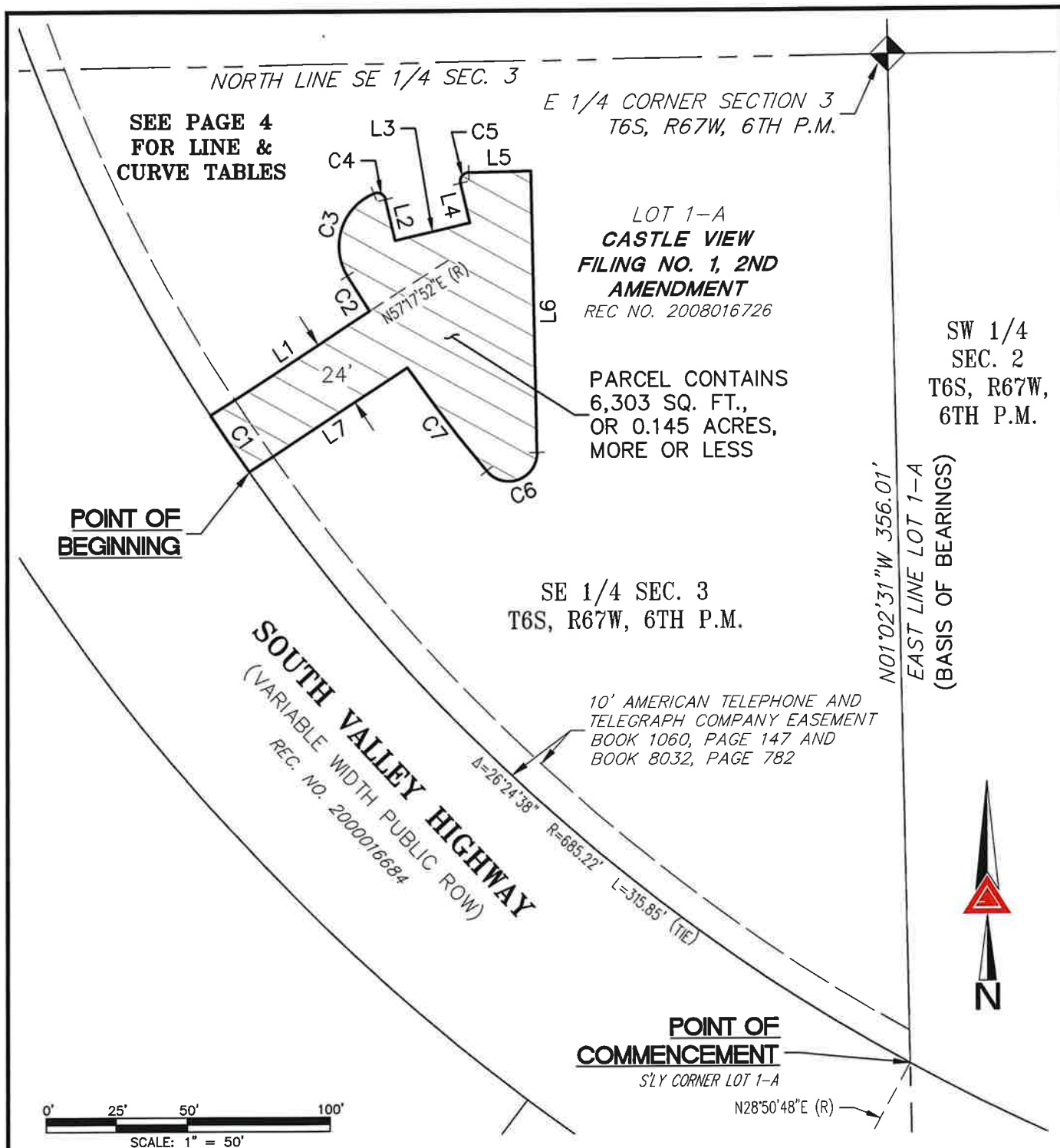
CONTAINING AN AREA OF 13,711 SQUARE FEET OR 0.315 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, COLORADO PLS NO. 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.,  
300 E MINERAL AVENUE, SUITE 1  
LITTLETON, COLORADO 80122

**EXHIBIT C  
TO  
GRANT OF EASEMENT**

Depictions of Easement Property



**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**STORM DRAINAGE EASEMENT  
SE 1/4 SEC. 3, T6S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO**

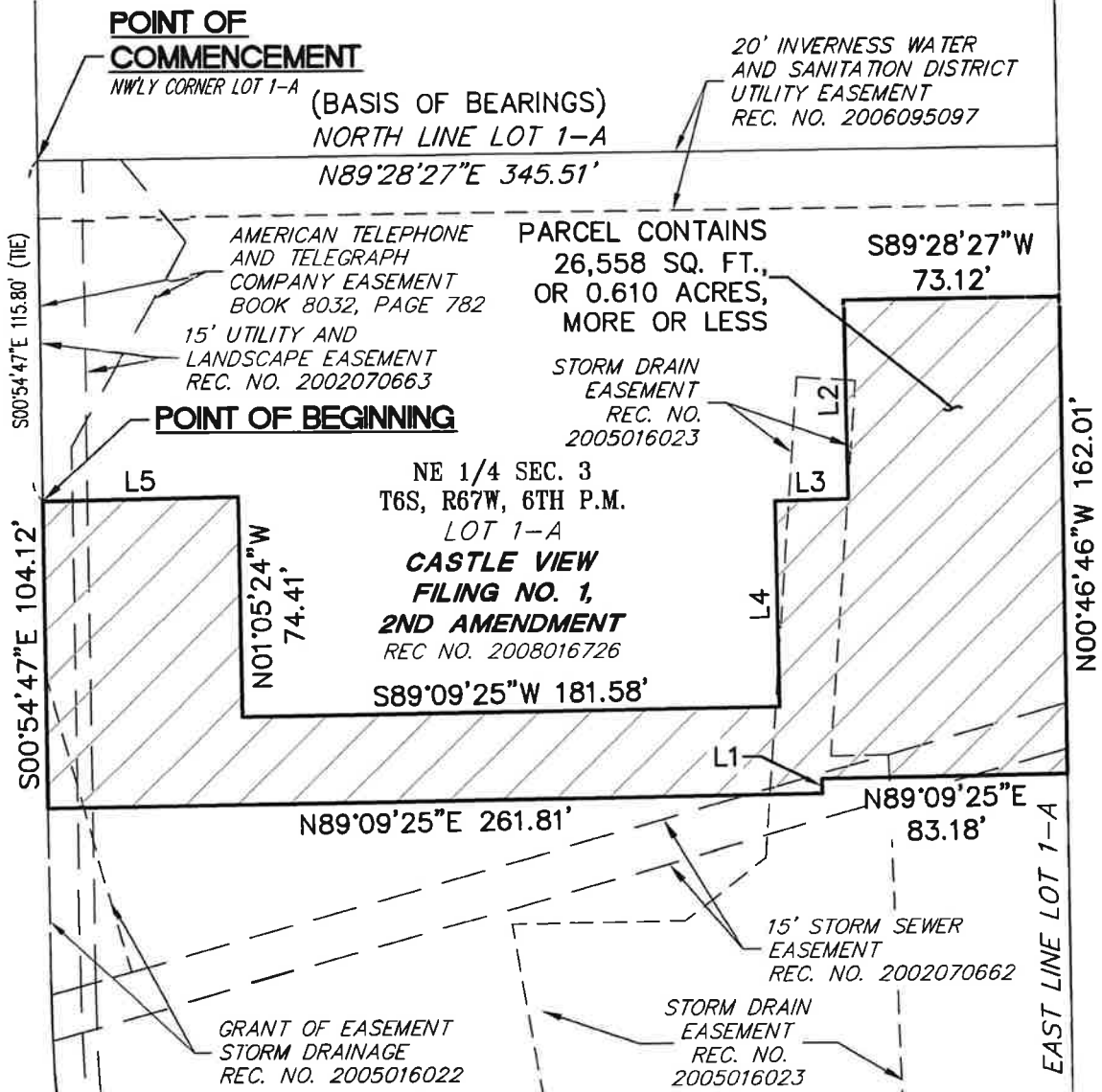
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JOB NUMBER: 144424-01 DATE: 7/28/2025 DWG: RDS CHK: BJM 3 OF 4 PAGES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°56'56"E	67.00'
L2	S13°07'52"E	14.82'
L3	N76°52'08"E	27.00'
L4	N13°07'52"W	14.35'
L5	N88°47'13"E	21.87'
L6	S01°05'24"E	99.23'
L7	S56°56'56"W	67.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°00'25"	685.22'	24.00'
C2	1°21'55"	619.73'	14.77'
C3	99°06'40"	20.00'	34.60'
C4	99°05'42"	3.00'	5.19'
C5	101°55'05"	3.00'	5.34'
C6	141°53'15"	10.00'	24.76'
C7	4°15'14"	618.18'	45.90'

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

**SOUTH VALLEY HIGHWAY**  
(VARIABLE WIDTH PUBLIC ROW)  
REC. NO. 2000088483



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°47'05"W	5.00'
L2	S01°05'25"E	67.75'
L3	S88°55'02"W	25.00'
L4	S01°05'24"E	69.56'
L5	S88°54'36"W	65.88'

0' 30' 60' 120'  
SCALE: 1" = 60'



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



**Aztec**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**STORM DRAINAGE EASEMENT**  
SE 1/4 SEC. 3, T6S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO

PATH: Q:\144424-01 - COUNTY LINE STATION ALTA\DWG\EXHIBITS\2025-07-14 COUNTY LINE STATION STORM ESMT 2.DWG  
JOB NUMBER: 144424-01 DATE: 07/14/2025 DWG: RDS CHK: BJM 2 OF 2 PAGES

INTERSTATE I-25

(BASIS OF BEARINGS)  
NORTH LINE LOT 2-A  
S89°28'27"W 296.06'

**POINT OF  
COMMENCEMENT**  
NE'LY CORNER LOT 2-A

PARCEL CONTAINS  
13,711 SQ. FT.,  
OR 0.315 ACRES,  
MORE OR LESS

**POINT OF BEGINNING**

N88°54'36"E  
225.24'

S00°54'47"E 116.39' (TIE)

S00°54'47"E 30.00'

S88°54'36"W  
196.12'

LOT 2-A  
CASTLE VIEW  
FILING NO. 1, 2ND  
AMENDMENT  
REC NO. 2008016726

NE 1/4 SEC. 3  
T6S, R67W, 6TH P.M.

**SOUTH VALLEY HIGHWAY**  
(VARIABLE WIDTH PUBLIC ROW)  
REC. NO. 2000088483

S86°49'47"E  
39.36'  
N20°14'18"E  
31.38'

N00°48'29"E  
185.62'

S00°48'29"W  
187.86'

N86°49'47"W  
79.83'



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

0' 30' 60' 120'  
SCALE: 1" = 60'



**AZTEC**  
CONSULTANTS, INC.

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**STORM DRAINAGE EASEMENT**  
SE 1/4 SEC. 3, T6S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO

PATH: Q:\144424-01 - COUNTY LINE STATION ALTA\DWG\EXHIBITS\2025-07-28 COUNTY LINE STATION STORM ESMT 3.DWG  
JOB NUMBER: 144424-01 DATE: 07/14/2025 DWG: RDS CHK: BJM 2 OF 2 PAGES

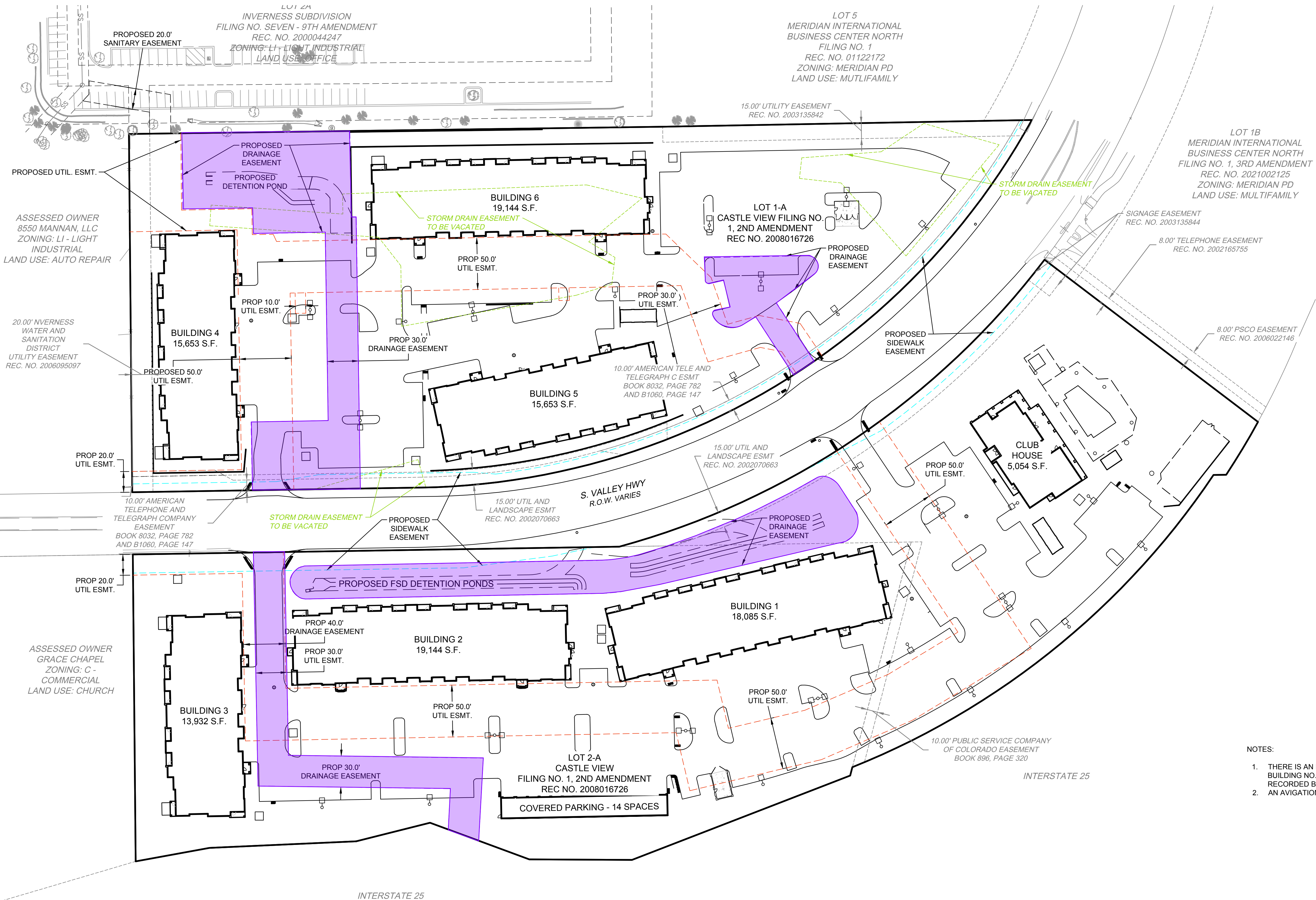


CASTLE VIEW FILING NO. 1, 2ND AMENDMENT, LOTS 1-A & 2-A

LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS,  
STATE OF COLORADO

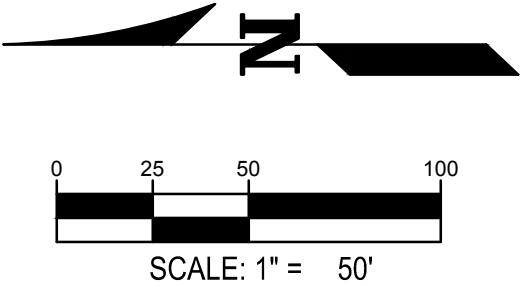
12.603 ACRES

USR PLAN EXHIBIT - US2024-009



- NOTES:
- 1. THERE IS AN EXISTING, UN-PLOTTABLE XCEL EASEMENT IN THE AREA OF BUILDING NO. 3 THAT IS BEING REVISED BY XCEL AND WILL BE CLARIFIED AND RECORDED BY SEPARATE DOCUMENT ONCE COMPLETE.
  - 2. AN AVIGATION EASEMENT WILL RECORDED ON THE PROPERTY AFTER CLOSING.

STORM DRAINAGE EASEMENTS  
TO BE RECORDED



Approval Certificate	
Planning	_____
Owner	_____
Lessee (if applicable)	_____
	Initials/Date
	Initials/Date
	Initials/Date

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

900 south broadway  
suite 320  
denver, co 80209  
p 303.661.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

COUNTY LINE STATION  
SITE IMPROVEMENT PLAN  
DOUGLAS COUNTY, COLORADO

EASEMENT EXHIBIT	
NO.	REMARKS
1	USE BY SPECIAL REVIEW
2	USE BY SPECIAL REVIEW
3	USE BY SPECIAL REVIEW
4	USE BY SPECIAL REVIEW
5	USE BY SPECIAL REVIEW
6	USE BY SPECIAL REVIEW
7	USE BY SPECIAL REVIEW

JOB NO.:	DCS24-4002
PA / PM:	CS
DESIGNED:	MN
DATE:	08/20/2024
PLOT DATE:	08/05/25