

**GRANT OF EASEMENT
STORM DRAINAGE**

THIS GRANT OF EASEMENT ("Grant") is given this ____ day of _____, 20__ by K&G PETROLEUM, LLC WITH S&S FIELDS, LLC ("Grantor"), whose address is 7671 Shofar Pl, Little Co 80127 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:

JB
By: K&G PETROLEUM, LLC WITH S&S FIELDS, LLC
Name: JESSE YURAN
Title: VP REALESTATE & DEVELOPMENT

Attest:

By: Steve Fingelson
Name: Steve Fingelson
Title: Controller

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24th day of JUNE, 2026, by JESSE B. YURAN as VP REALESTATE & DEV. of K&G PETROLEUM, LLC.

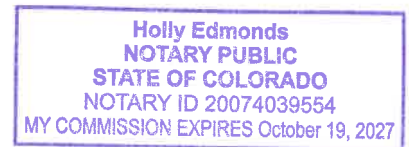
My commission expires: 10/19/2027

Witness my hand and official seal.

Holly Edmonds
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 the 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

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Legal Description

A Drainage Easement, being a portion of Lot 4A-1, Lot Line Vacation File No. SB2025-016, recorded November 10, 2025 in the office of the Douglas County, Colorado Clerk and Recorder's Office at Reception No. 2025054097, lying in the northeast quarter of Section 6, Township 6 South, Range 68 West of the 6th P.M., County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the southwesterlymost corner of said Lot 4A-1;

Thence along the westerly and northerly lines of said Lot 4A-1 the following five (5) courses:

1. Thence along the arc of a curve to the left having a radius of 65.00 feet and a central angle of $64^{\circ}24'18''$, an arc distance of 73.06 feet (chord bears North $19^{\circ}21'45''$ West, 69.28 feet);
2. Thence North $00^{\circ}26'54''$ East, a distance of 219.27 feet;
3. Thence along the arc of a curve to the right having a radius of 15.00 feet and a central angle of $90^{\circ}00'00''$, an arc distance of 23.56 feet (chord bears North $45^{\circ}26'54''$ East, 21.21 feet);
4. Thence South $89^{\circ}33'06''$ East, a distance of 61.60 feet;
5. Thence along the arc of a curve to the right having a radius of 530.50 feet and a central angle of $04^{\circ}57'27''$, an arc distance of 45.90 feet (chord bears South $87^{\circ}04'23''$ East, 45.89 feet);

Thence South $02^{\circ}44'40''$ West, a distance of 68.07 feet;
Thence North $82^{\circ}39'04''$ West, a distance of 44.26 feet;
Thence South $12^{\circ}50'24''$ West, a distance of 43.19 feet;
Thence South $77^{\circ}09'36''$ East, a distance of 21.37 feet;
Thence South $12^{\circ}50'24''$ West, a distance of 25.00 feet;
Thence North $77^{\circ}09'36''$ West, a distance of 31.32 feet;
Thence South $12^{\circ}50'24''$ West, a distance of 54.54 feet;
Thence North $77^{\circ}09'36''$ West, a distance of 22.59 feet;
Thence South $00^{\circ}35'17''$ East, a distance of 44.52 feet;
Thence South $25^{\circ}59'33''$ East, a distance of 72.51 feet;
Thence South $77^{\circ}09'36''$ East, a distance of 172.43 feet;

Thence along the arc of a curve to the left having a radius of 22.00 feet and a central angle of $92^{\circ}35'34''$, an arc distance of 35.55 feet (chord bears North $56^{\circ}32'37''$ East, 31.81 feet);
Thence South $77^{\circ}08'51''$ East, a distance of 6.00 feet;
Thence South $12^{\circ}50'24''$ West, a distance of 40.99 feet to a point on the southerly line of said Lot 4A-1;

Thence North $77^{\circ}09'36''$ West along the southerly line of said Lot 4A-1, a distance of 224.38 feet to the Point of Beginning,

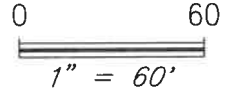
containing 21,484 Square Feet, or 0.493 Acres, more or less.

Prepared May 21, 2026 by L.J. Ludeman
1309 S. Inca Street, Denver, CO 80223



Exhibit B

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Blakeland Drive
Rec. No. 8816355

$\Delta=4^{\circ}57'27''$
 $R=530.50'$
 $L=45.90'$
 $CB=S87^{\circ}04'23''E$
 $LC=45.89'$

CDOT Parcel RW-60
Reception No. 2018060852

$\Delta=90^{\circ}00'00''$
 $R=15.00'$
 $L=23.56'$
 $CB=N45^{\circ}26'54''E$
 $LC=21.21'$

$S89^{\circ}33'06''E$ 61.60'

$S02^{\circ}44'40''W$
68.07'

Un-named Right-of-Way Access

Rec. No. 2004026723

$N00^{\circ}26'54''E$ 219.27'

$N82^{\circ}39'04''W$
44.26'

L1

L2

L3

L4

L5

L6

L7

$S25^{\circ}59'33''E$ 72.51'

Drainage Easement

21,484 sq. ft. (0.493 $\pm$ acres)

Lot 4A-1
Lot Line Vacation
Rec. No. 2025054097

Line	Bearing	Distance
L1	$S12^{\circ}50'24''W$	43.19'
L2	$S77^{\circ}09'36''E$	21.37'
L3	$S12^{\circ}50'24''W$	25.00'
L4	$N77^{\circ}09'36''W$	31.32'
L5	$S12^{\circ}50'24''W$	54.54'
L6	$N77^{\circ}09'36''W$	22.59'
L7	$S00^{\circ}35'17''E$	44.52'

$\Delta=64^{\circ}24'18''$
 $R=65.00'$
 $L=73.06'$
 $CB=N19^{\circ}21'45''W$
 $LC=69.28'$

P.O.B.

$\Delta=92^{\circ}35'34''$
 $R=22.00'$
 $L=35.55'$
 $CB=N56^{\circ}32'37''E$
 $LC=31.81'$

$S77^{\circ}08'51''E$
6.00'

$S77^{\circ}09'36''E$ 172.43'

$N77^{\circ}09'36''W$ 224.38'

$S12^{\circ}50'24''W$
40.99'

Lot 5

U.S. Highway 85

