

## GRANT OF EASEMENT SIDEWALK

**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, CO 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, more particularly described on **Exhibit A**, attached hereto and incorporated herein (the "Property").

2. **Easement Property.** Grantor desires to convey to Grantee a non-exclusive sidewalk easement over and across that part of the Property more particularly described on **Exhibit B**, attached hereto and incorporated herein (the "Easement Property"), and substantially as depicted on **Exhibit C**, attached hereto and incorporated herein.

3. **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.

4. **Grant of Easement.** Grantor hereby grants to Grantee, its successors, assigns, licensees, invitees, and permittees, 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 "Improvements"). 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.

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

6. **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 on 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.

7. **Grant of Easement Conditioned on 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 assigns, 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.

8. 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.

9. 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, pursuant to § 29-1-110, C.R.S., as amended.

10. Binding Effect. This Grant of Easement shall be recorded by Grantee with the Douglas County Clerk and Recorder and shall extend to and be binding upon and enforceable against the successors and assigns of Grantor and Grantee. 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, this Grant of Easement is made by Grantor and accepted by Grantee as of the day and year first above written.

**GRANTOR:**

GRACE CHAPEL,  
a Colorado non-profit corporation

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



STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 2025, by Joshua Weidman, 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 EAST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID LOT 1-A, WHENCE THE NORTH LINE OF SAID LOT 1-A 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 278.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.22 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°14'26", AN ARC LENGTH OF 720.44 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1-A;

THENCE NON-TANGENT TO SAID CURVE ALONG THE EAST LINE OF SAID LOT 1-A, NORTH 01°02'31" WEST, A DISTANCE OF 9.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 677.22 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 29°14'10" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°42'30", AN ARC LENGTH OF 634.82 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 04°43'11" EAST, A DISTANCE OF 21.52 FEET;

THENCE NORTH 00°54'47" WEST, A DISTANCE OF 149.22 FEET;

THENCE NORTH 09°15'54" WEST, A DISTANCE OF 41.31 FEET;

THENCE NORTH 00°54'47" WEST, A DISTANCE OF 139.03 FEET TO SAID NORTH LINE OF LOT 1-A;

THENCE ALONG SAID NORTH LINE, SOUTH 89°28'27" WEST, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 8,966 SQUARE FEET OR 0.206 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:

**BEGINNING** 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 445.31 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 12°04'01" WEST, A DISTANCE OF 41.36 FEET;

THENCE NORTH 07°33'03" WEST, A DISTANCE OF 86.51 FEET;

THENCE NORTH 00°54'47" WEST, A DISTANCE OF 318.93 FEET TO SAID NORTH LINE OF LOT 2-A;

THENCE ALONG SAID NORTH LINE, NORTH 89°28'27" EAST, A DISTANCE OF 18.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7,019 SQUARE FEET OR 0.161 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 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 2A, WHENCE THE SOUTHEAST LINE OF SAID LOT 2A BEARS SOUTH  $37^{\circ}13'44''$  WEST, A DISTANCE OF 258.52 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID SOUTHEAST LINE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 769.22 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $37^{\circ}13'39''$  EAST;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2-A AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $23^{\circ}54'28''$ , AN ARC LENGTH OF 320.97 FEET;

THENCE DEPARTING SAID NORTHEASTERLY LINE, NON-TANGENT TO SAID CURVE, SOUTH  $27^{\circ}26'35''$  EAST, A DISTANCE OF 93.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 777.22 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $54^{\circ}12'29''$  EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}58'50''$ , AN ARC LENGTH OF 230.34 FEET TO SAID SOUTHEAST LINE OF LOT 2-A;

THENCE ALONG SAID SOUTHEAST LINE, NORTH  $37^{\circ}13'44''$  EAST, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**.

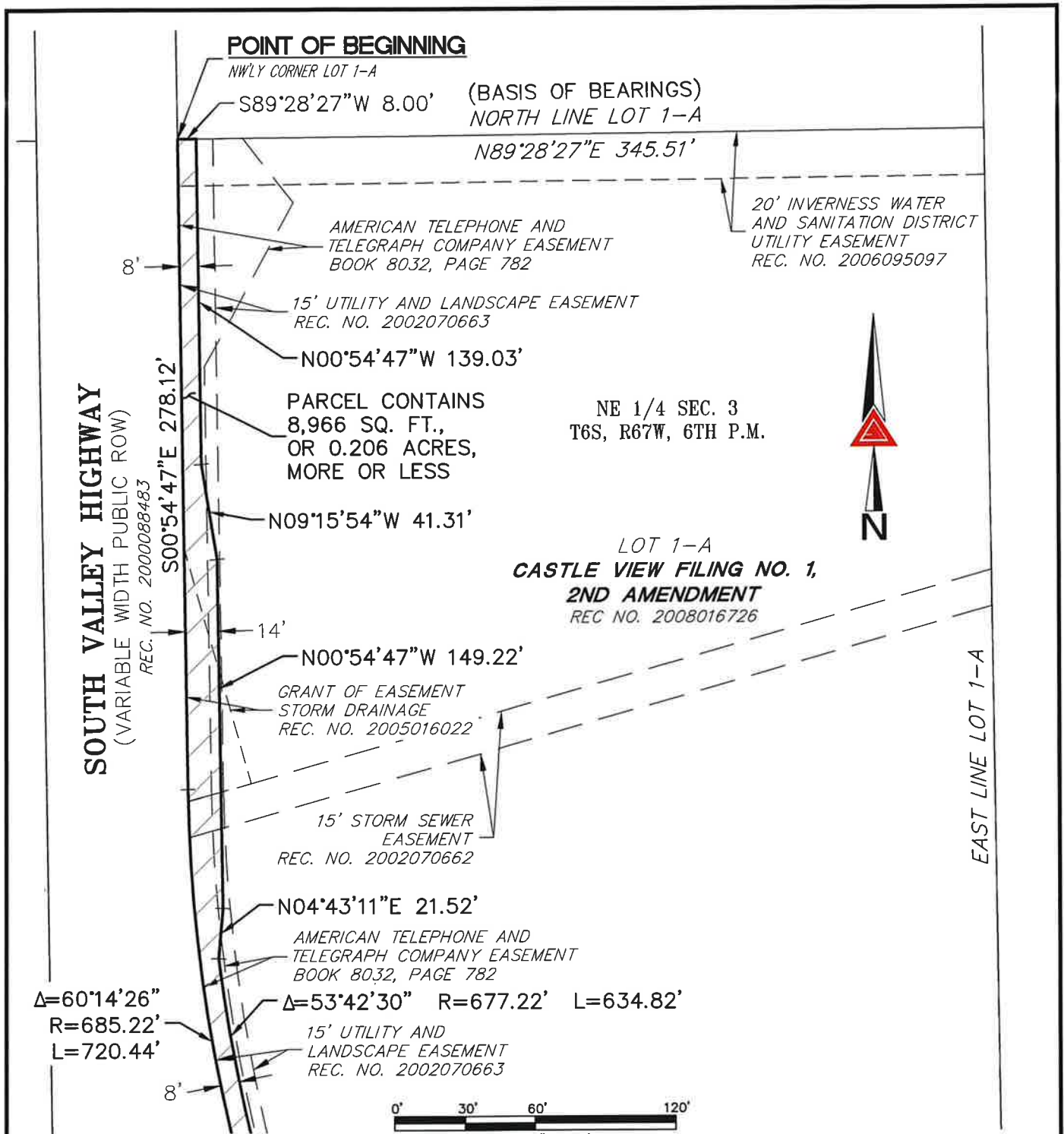
CONTAINING AN AREA OF 2,117 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

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



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

**SIDEWALK EASEMENT**  
E 1/2 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 DRAINAGE ESMT 1.DWG  
JOB NUMBER: 144424-01 DATE: 07/15/2025 DWG: RDS CHK: BJM 2 OF 3 PAGES

SEE PAGE 2

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

8'

NORTH LINE SE 1/4 SEC. 3

$\Delta=53^{\circ}42'30''$   
 $R=677.22'$   
 $L=634.82'$

E 1/4 CORNER SECTION 3  
T6S, R67W, 6TH P.M.

LOT 1-A

**CASTLE VIEW FILING NO. 1,  
2ND AMENDMENT**  
REC NO. 2008016726

$\Delta=60^{\circ}14'26''$   
 $R=685.22'$   
 $L=720.44'$

AMERICAN TELEPHONE AND  
TELEGRAPH COMPANY EASEMENT  
BOOK 8032, PAGE 782

PARCEL CONTAINS  
8,966 SQ. FT.,  
OR 0.206 ACRES,  
MORE OR LESS

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

15' UTILITY EASEMENT  
REC. NO. 2003135842

SW 1/4 SEC. 2  
T6S, R67W,  
6TH P.M.

EAST LINE LOT 1-A

40' UTILITY EASEMENT  
REC. NO.  
01122172

N29°14'10"E (R)

8'

N01°02'31"W 9.25'

**SOUTH VALLEY HIGHWAY**  
(VARIABLE WIDTH PUBLIC ROW)  
REC. NO. 2000016684



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.



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E 1/2 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 DRAINAGE ESMT 1.DWG  
JOB NUMBER: 144424-01 DATE: 07/15/2025 DWG: RDS CHK: BJM 3 OF 3 PAGES

(BASIS OF BEARINGS) N89°28'27"E  
NORTH LINE LOT 2-A 18.00'  
S89°28'27"W 296.06'

POINT OF  
BEGINNING  
NE'LY CORNER LOT 2-A

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

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

PARCEL CONTAINS  
7,019 SQ. FT.,  
OR 0.161 ACRES,  
MORE OR LESS

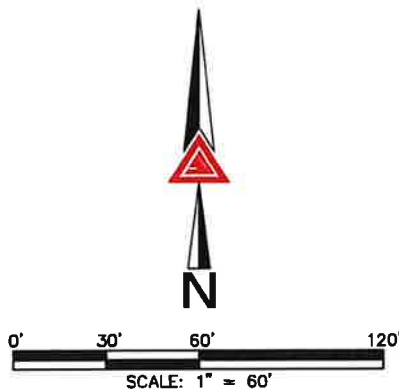
N00°54'47"W 318.93'

S00°54'47"E 445.31'

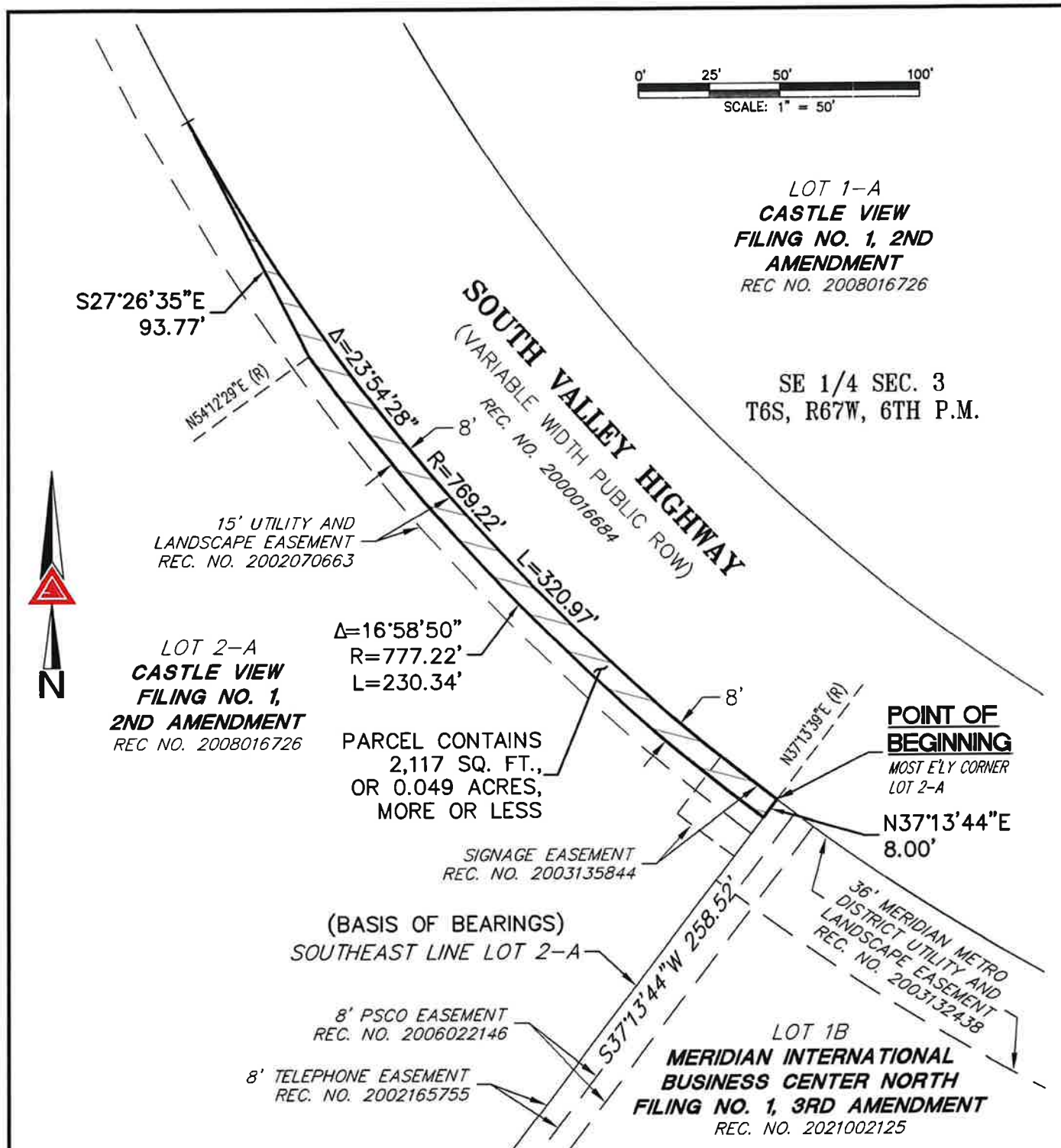
SOUTH VALLEY HIGHWAY  
(VARIABLE WIDTH PUBLIC ROW)  
REC. NO. 2000088483

N07°33'03"W  
86.51'

N12°04'01"W  
41.36'



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



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**SIDEWALK 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 SIDEWALK ESMT 3.DWG  
JOB NUMBER: 144424-01 DATE: 7/28/2025 DWG: RDS CHK: BJM 2 OF 2 PAGES



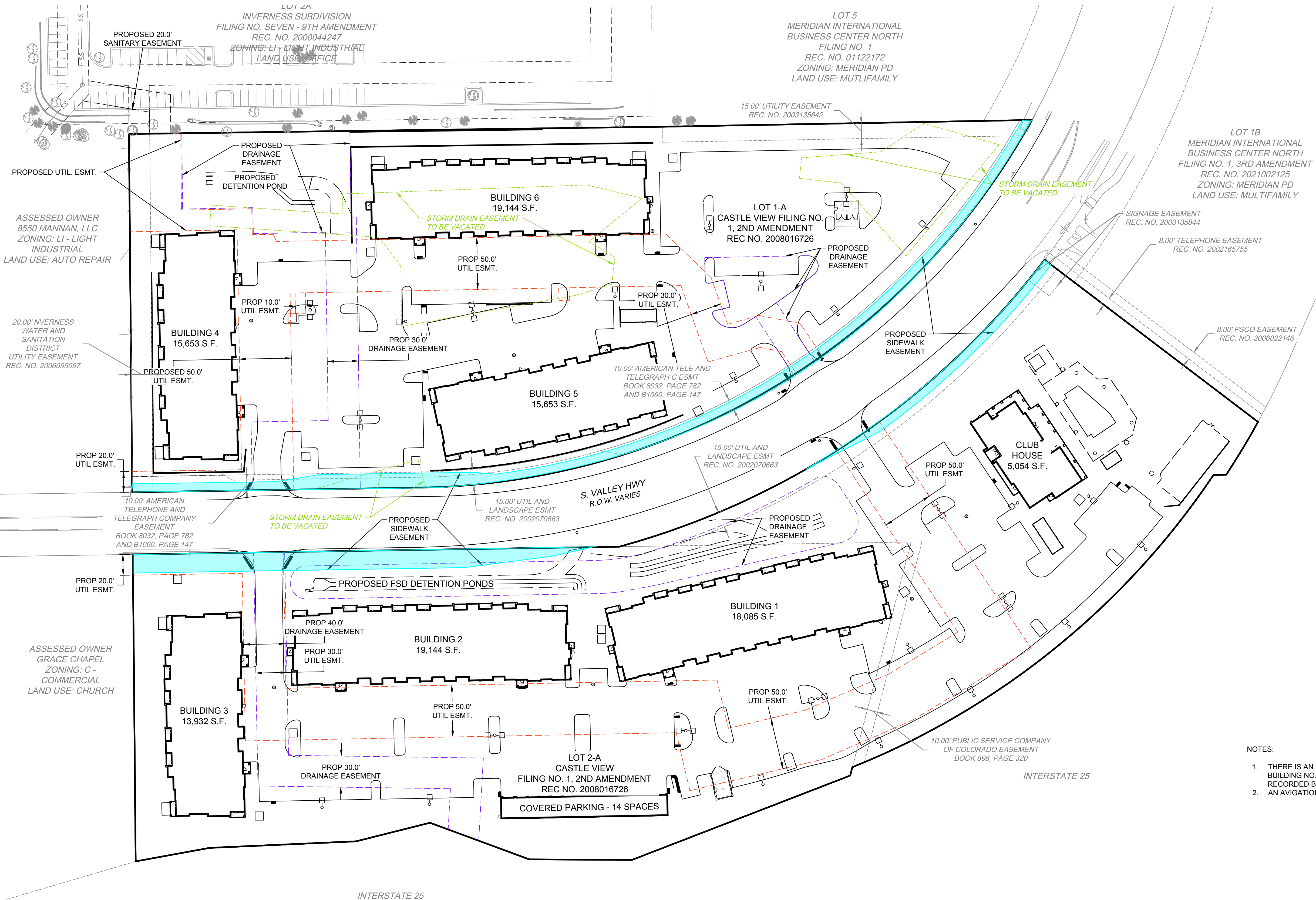
CASTLE VIEW FILING NO. 1, 2ND AMENDMENT, LOTS 1-A & 2-A

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

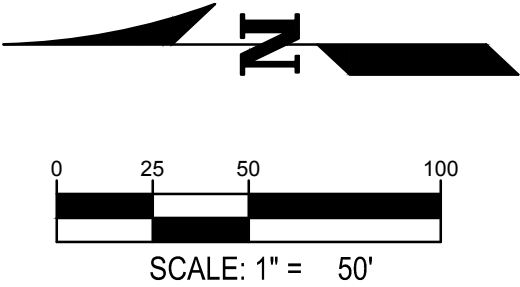
USR PLAN EXHIBIT - US2024-009



- 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.

INTERSTATE 25

SIDEWALK 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