

PERMANENT SLOPE AND DRAINAGE EASEMENT DEED

THIS GRANT OF EASEMENT (the "Easement") is made this ____ day of _____, 2025, between **ESTATE OF JAMES ALBERT BREEDEN A/K/A JAMES A. BREEDEN A/K/A J. A. BREEDEN A/K/A JIM BREEDEN, DECEASED**, and **JULIE A. BREEDEN TRUST DATED JUNE 17, 1998**, whose address is 9712 Hilltop Road, Parker, Colorado 80134 (hereinafter "Grantor"), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter "Grantee"). Grantor and Grantee, and their respective successors and assigns, may be referred to collectively herein as the "Parties" and singularly as a "Party."

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of EIGHTY ONE THOUSAND ONE HUNDRED THIRTY DOLLARS AND NO CENTS (\$81,130.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and by these presents does hereby grant and convey to Grantee, its successors and assigns, a perpetual nonexclusive easement in, on, over, under, through and across Grantor's real property, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein (the "**Easement Area**"), for the use and purpose of constructing, operating, maintaining and repairing drainage structures, roadway slopes and public utility facilities, which shall include, but is not limited to, culverts, channels, ditch sections, storm sewer inlets and pipes, rip rap, swales, utility facilities and cut and fill slopes (collectively the "**Public Improvements**"). This Easement shall be subject to the following terms and conditions:

1. Use by Grantee. Grantee shall have the full right and authority to modify slope grades within the Easement Area and install the Public Improvements above and below the ground surface within the Easement Area, as may be necessary to accommodate, use, operate, maintain and repair the Public Improvements, at Grantee's sole discretion.

2. Use by Grantor and Restrictions. Grantor retains the right to use and enjoy the Easement Area, insofar as such use and occupancy is consistent with and does not impair any grant herein contained. Grantor shall be prohibited from constructing any structures or improvements within the Easement Area that would unreasonably interfere with the Public Improvements, unless specific written permission is obtained from the Grantee. Grantor shall be prohibited from working on, digging up or altering, in any manner, the Public Improvements within the Easement Area, unless specific written permission is obtained from Grantee. Grantor shall take no action which would impair the earth cover over, or the lateral or subjacent support for any Public Improvements or related structures within the Easement Area, unless specific written permission is obtained from the Grantee.

3. No Additional Uses. Grantee, its employees, authorized agents and contractors use of the Easement Area shall be for the sole and exclusive purpose of performing construction, maintenance and/or repair work on the Public Improvements, and this grant of easement shall not be

construed as a fee dedication of the Easement Area or a grant of uses beyond those contemplated herein, and the Parties shall take whatever steps may be necessary to avoid any such additional uses.

4. Notice. Grantee shall notify Grantor orally or in writing a minimum of twenty four (24) hours prior to entering the Easement Area to perform any construction, maintenance and/or repair activities.

5. Removal of Vegetation. Grantee, its authorized agents or contractors, shall have the right to remove shrubs, woody plants and nursery stock (singularly and collectively, the “**Vegetation**”) from within the Easement Area that may interfere with the Public Improvements; provided however, Grantee shall use reasonable efforts to protect Vegetation identified by Grantor as to be protected if possible (and inform Grantor if not possible).

6. Repair and Restoration. Upon the completion of any work authorized by this Easement, Grantee shall restore the surface of the Easement Area, and any areas disturbed by Grantee, as nearly as reasonably possible to its original grade and condition, except as necessarily modified to accommodate the Public Improvements, which shall include contouring and stabilizing the surface of the ground, and repairing any depressions, wheel tracks, ruts or other marks left in the ground surface by truck or track-mounted equipment. Grantee shall revegetate any disturbed areas with the seed mixture currently approved by the Douglas County Department of Public Works Engineering.

7. Removal of Equipment. Upon completion of any work authorized by this Easement, Grantee shall promptly remove all materials, debris and equipment utilized to perform the work from the Easement Area, including any construction equipment and materials staged and/or stored within the Easement Area, if any.

8. Fencing. If any permanent fencing located within and/or adjacent to the Easement Area is impacted by Grantee’s activities, Grantee shall reset or replace the disturbed permanent fencing with like kind materials at its original location once construction activities are completed, or at a location to be mutually determined between the Parties if it’s not possible to reset or replace the disturbed fencing at its original location.

9. Driveways. Any driveways, street entrances and curb cuts located within the Easement Area, which are disturbed by Grantee’s construction, maintenance and/or repair activities, shall be replaced with like kind materials by Grantee and may be reconfigured to tie into the Public Improvements constructed by Grantee.

10. Mechanic’s and Materialmen’s Liens. Grantee covenants and agrees not to suffer or permit any lien of mechanics or materialmen or others to be placed against the Easement Area or on Grantor’s property with respect to work or services claimed to have been performed for, or materials claimed to have been furnished to, Grantee or its agents pursuant to this Easement.

11. Compliance with Laws. Grantee shall cause all activities and work on the Easement Area to be performed in compliance with all applicable laws, rules, regulations, orders and other governmental requirements, including all stormwater management laws and regulations. Grantee

acknowledges and agrees that it shall be responsible for obtaining and maintaining all necessary federal, state and local permits relating to water quality, erosion, drainage, sediment control, grading and stormwater discharge for the performance of maintenance and/or repair work.

12. Release. Grantee, for itself and those claiming through Grantee, hereby releases Grantor, its beneficiaries, and its respective officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests, and invitees and their respective successors and assigns from any and all liability, loss, claims, demands, damages, penalties, fines, interest, costs, and expenses for damage that may arise from the use of the Easement Area by Grantee and its agents.

13. Insurance. At all times during Grantee's use of the Easement Area for construction, maintenance, repair, alteration, replacement or removal of the Public Improvements, Grantee shall require its general contractors to maintain commercial general liability and automobile liability insurance policies that name Grantor as an additional insured on a primary and non-contributory basis with a waiver of subrogation in favor of Grantor. The policies shall include a limit of not less than \$1,000,000.00 per occurrence and \$2,000,000 annual aggregate and the general contractors shall maintain umbrella/excess coverage of \$1,000,000 per occurrence and \$2,000,000 annual aggregate for the commercial general liability and automobile liability policies. This paragraph applies to any contractor providing services within the Easement Area. Prior to any construction or maintenance activities to be performed by any of Grantee's contractors within the Easement Area, Grantee shall provide Grantor with a certificate of insurance evidencing that Grantor has been named as an additional insured under such policies with endorsements consistent with this agreement. Such certificate shall provide that such policy shall not be cancelled or amended without thirty (30) days' prior written notice to Grantor.

14. Endangered Species Act. The Easement Area may contain habitat for listed "threatened" or "endangered" species under the Endangered Species Act (ESA). Grantee shall be responsible for determining the presence of such habitat and taking measures to comply with the ESA and all other applicable federal laws.

15. Environmental. Grantee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Easement Area by Grantee, its agents, employees or contractors, except those customarily used in typical amounts with regard to the equipment required to construct, maintain and repair the Public Improvements. Without limiting the foregoing, if the presence of any Hazardous Material on the Easement Area caused or permitted by Grantee results in any contamination of the Easement Area, Grantee shall promptly take all actions, at no expense to Grantor, as are necessary to return the Easement Area to the condition existing prior to the introduction of any such Hazardous Material to the Easement Area, provided that Grantor's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse effect on the Easement Area. As used in this Easement, the term "Hazardous Material" means any hazardous or toxic substance, material or waste that is or becomes regulated by any local governmental authority, the State of Colorado or the United States.

16. Warranties and Disclaimers. Grantor makes no warranties or representations with respect to the Easement Area, including, without limitation, the condition and state of repair of the

Easement Area, the suitability of the Easement Area for Grantee's intended use, or with respect to any rights which other parties may have, or claim to have, to enter upon the Easement Area by reason of access easements granted by Grantor or otherwise.

17. General Provision.

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado.

b. Severability. In the event any of the provisions of this Easement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Easement, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

c. Entire Agreement. This Easement sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged herein.

d. No Third Party Beneficiaries. This Easement is entered into by and between Grantor and Grantee, is solely for the benefit of Grantor and Grantee and their respective successors and assigns for the purposes set forth herein, and does not create rights or responsibilities in any third parties beyond Grantor and Grantee.

e. Amendment. Any amendment shall be in writing and signed by both Parties.

f. No Waiver of Governmental Immunity. Grantee, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provision of this 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., as amended.

g. Appropriations. Any financial obligations of Grantee shall extend only to monies duly and lawfully appropriated and budgeted by Grantee and encumbered for the purpose of this Easement, pursuant to § 29-1-110, C.R.S., as amended.

h. Venue. Venue for any action hereunder shall be in the district court of the County of Douglas, State of Colorado.

i. Recitals. All recitals are hereby incorporated into the Easement.

j. Counterparts. This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

k. Successors and Assigns. This Easement shall extend to and be binding upon the heirs, successors and assigns of the Parties hereto and shall run with the land.

I. Attorneys' Fees. In the event either party seeks to enforce its rights hereunder through litigation, arbitration or another legal proceeding, the court or panel shall award to the prevailing party in such litigation, arbitration or other legal proceeding, as part of its judgment or award, its reasonable attorneys' fees and costs, subject to Section 17g above.

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[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Easement on the date set forth above.

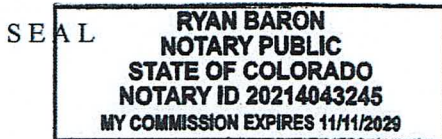
GRANTOR:

ESTATE OF JAMES ALBERT BREEDEN A/K/A JAMES A. BREEDEN A/K/A J. A. BREEDEN A/K/A JIM BREEDEN, DECEASED

By: [Signature]
Tami R. Denney f/k/a Tami R. Breedon,
Personal Representative

STATE OF Colorado)
COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me this 30 day of November, 2025, by the Tami R. Denney f/k/a Tami R. Breedon, as Personal Representative of the ESTATE OF JAMES ALBERT BREEDEN A/K/A JAMES A. BREEDEN A/K/A J. A. BREEDEN A/K/A JIM BREEDEN, DECEASED.



Witness my hand and official seal

[Signature]
Notary Public

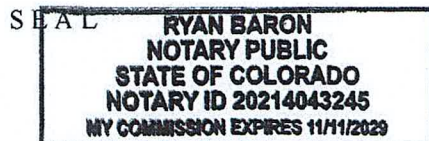
My commission expires: 11/11/2029

JULIE A. BREEDEN TRUST DATED JUNE 17, 1998

By: [Signature] Trustee
Tami Denney, Trustee

STATE OF Colorado)
COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me this 30 day of November, 2025, by Tami Denney, Trustee of the JULIE A. BREEDEN TRUST DATED JUNE 17, 1998.



Witness my hand and official seal

[Signature]
Notary Public

My commission expires: 11/11/2029

GRANTEE:

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

Attest:

By: _____
ABE LAYDON, Chair

By: _____
Hayley Hall,
Deputy Clerk to the Board

S E A L

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____,
2025, by Abe Laydon as Chair of the Board of County Commissioners of the County of Douglas,
State of Colorado and Hayley Hall as Deputy Clerk to the Board.

Witness my hand and official seal

S E A L

Notary Public

My commission expires: _____

EXHIBIT A
HILLTOP ROAD PERMANENT EASEMENT
LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF LOT 97, HIDDEN VILLAGE FILING NO. 4, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED NOVEMBER 12, 1968 AT RECEPTION NO. 131583 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, SOUTH 00°35'08" WEST, A DISTANCE OF 555.32 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°35'08" WEST, A DISTANCE OF 137.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 97;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 97 AND THE NORTHWESTERLY RIGHT-OF-WAY OF HILLTOP ROAD AS SHOWN ON SAID PLAT, NORTH 56°44'05" WEST, A DISTANCE OF 321.44 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A";

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY AND NORTHWESTERLY RIGHT-OF-WAY, NORTH 33°15'55" EAST, A DISTANCE OF 58.63 FEET;

THENCE SOUTH 89°49'38" EAST, A DISTANCE OF 49.22 FEET;

THENCE SOUTH 65°10'38" EAST, A DISTANCE OF 208.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.643 ACRES, (28,027 SQUARE FEET), MORE OR LESS.

PARCEL B

COMMENCING AT HEREINABOVE DESCRIBED "POINT A";

THENCE CONTINUING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 97 AND THE NORTHWESTERLY RIGHT-OF-WAY OF HILLTOP ROAD AS SHOWN ON SAID PLAT, NORTH 56°44'05" WEST, A DISTANCE OF 448.18 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY AND THE NORTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING 2 COURSES:

1. NORTH 56°44'05" WEST, A DISTANCE OF 137.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3,383.94 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'12", AN ARC LENGTH OF 346.69 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 97;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°29'22" EAST, A DISTANCE OF 72.96 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 53°20'25" EAST, A DISTANCE OF 180.48 FEET;

THENCE SOUTH 45°52'20" EAST, A DISTANCE OF 246.91 FEET TO THE **POINT OF BEGINNING**.

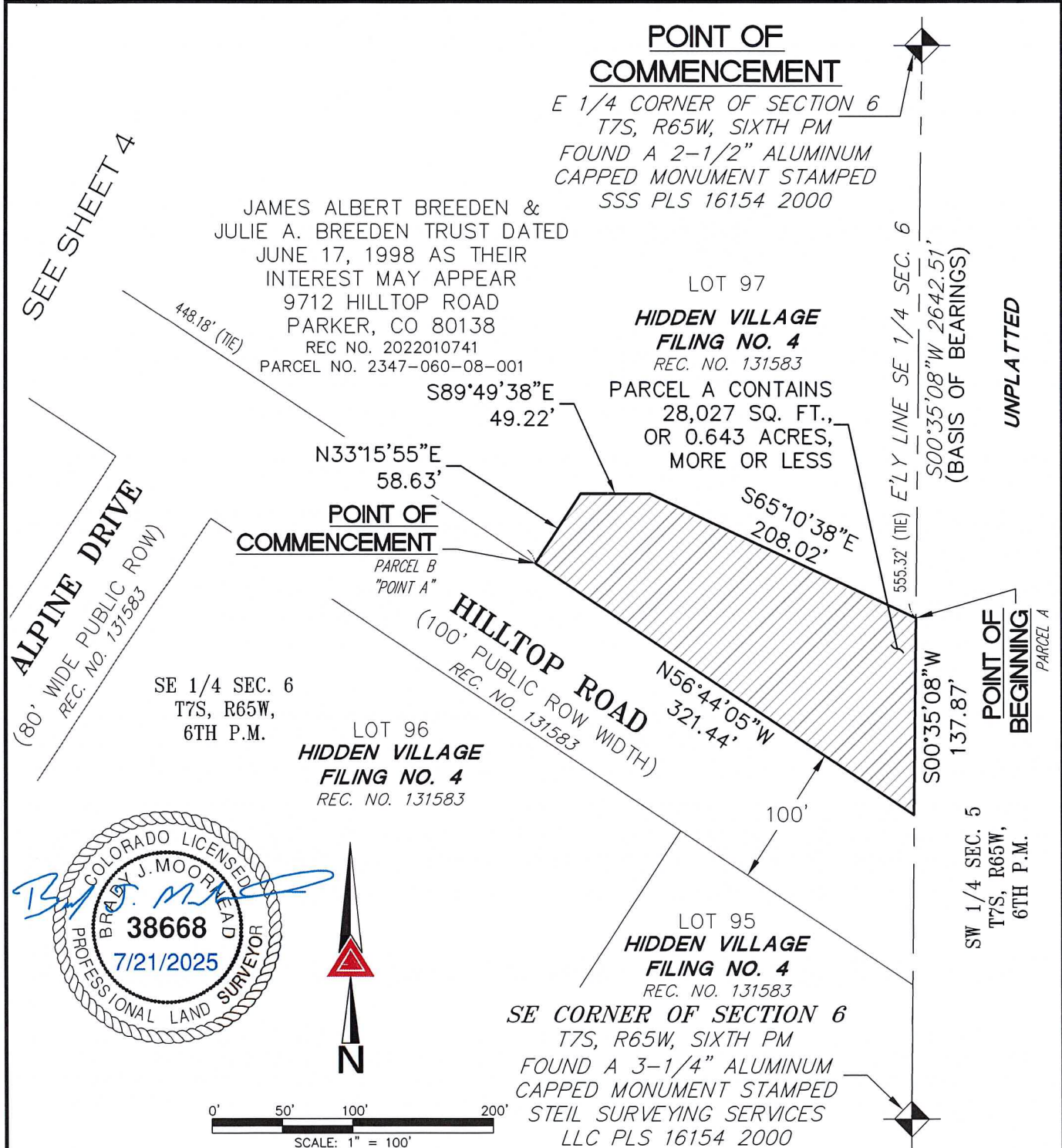
CONTAINING AN AREA OF 0.350 ACRES, (15,242 SQUARE FEET), MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION.



BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



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

PATH: _____
 DWG NAME: _____
 DWG: BAM CHK: BJM
 DATE: 10/25/2024
 SCALE: 1" = 100'

Q:\15123-01 - Hilltop Road Additional Services\Drawings\Permanent Easements
 300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

AZTEC
 CONSULTANTS, INC.

2024-10-21 HILLTOP RD - PE 16 - Breeden (Rev)

PERMANENT EASEMENT
HILLTOP ROAD
DOUGLAS COUNTY, COLORADO

JOB NUMBER 15123-01

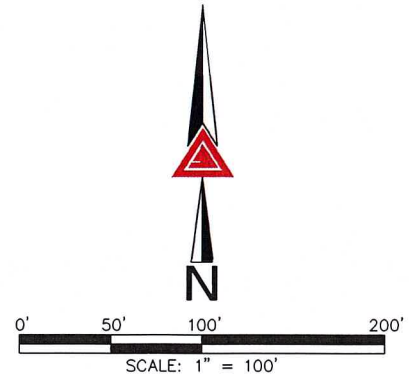
3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A

NE 1/4 SEC. 6
T7S, R65W, 6TH P.M.

TRACT C-1
TALLMAN GULCH
FILING NO. 1, 1ST
AMENDMENT
REC. NO. 2007075023

(REC. NO. 2006046645)
HILLTOP ROAD
(VARIABLE WIDTH
PUBLIC ROW)



PARCEL B CONTAINS
15,242 SQ. FT.,
OR 0.350 ACRES,
MORE OR LESS

S89°29'22"E
72.96'

N'LY LINE SE 1/4 SEC. 6

S53°20'25"E
180.48'

JAMES ALBERT BREEDEN &
JULIE A. BREEDEN TRUST DATED
JUNE 17, 1998 AS THEIR
INTEREST MAY APPEAR
9712 HILLTOP ROAD
PARKER, CO 80138
REC NO. 2022010741
PARCEL NO. 2347-060-08-001

BRADLEY H. WAKEHAM
7375 ALPINE DR.
PARKER, CO 80134
REC NO. 2019015619
PARCEL NO. 2347-060-05-001

$\Delta=5^{\circ}52'12''$
 $R=3383.94'$
 $L=346.69'$

S45°52'20"E
246.91'

LOT 97

HIDDEN VILLAGE
FILING NO. 4
REC. NO. 131583

LOT 98

HIDDEN VILLAGE
FILING NO. 4
REC. NO. 131583

N56°44'05"W
137.92'

**POINT OF
BEGINNING**
PARCEL B

448.18' (TIE)

SE 1/4 SEC. 6
T7S, R65W,
6TH P.M.



SEE SHEET 3

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

PATH: _____
DWG NAME: _____
DWG: BAM CHK: BJM
DATE: 10/25/2024
SCALE: 1" = 100'

Q:\15123-01 - Hilltop Road Additional Services\Draw\EXHIBITS\Permanent Easements
300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com
AZTEC
CONSULTANTS, INC.
2024-10-21 HILLTOP RD - PE 16 - Breeden (Rev)

PERMANENT EASEMENT
HILLTOP ROAD
DOUGLAS COUNTY, COLORADO

JOB NUMBER 15123-01

4 OF 4 SHEETS