

**GRANT OF EASEMENT  
STORM DRAINAGE**

**THIS GRANT OF EASEMENT** (“Grant”) is given this \_\_\_\_ day of \_\_\_\_\_, 2024, by PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation (“Grantor”), whose address is 1800 Larimer Street, Suite 400, Denver, CO 80202, 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 condition of approval and without additional 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”), subject to the terms and conditions set forth in this Grant.

4. Construction, Maintenance, and Repair. It is Grantor’s responsibility to construct the Facilities in a manner consistent with all applicable plans approved or accepted by Grantee. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantor.

5. Access. The Easement Property is subject to controlled access. Except in the event of an emergency, in which case Section 6 below shall control, in addition to the notice and opportunity to cure required under this Section 5, Grantee shall notify Grantor at least 48 hours in advance of any entry by Grantee or its contractors into any fence or other enclosure around the Easement Property. Grantor may, in its sole discretion, require Grantee or its contractors to be escorted when accessing any portion of the Easement Property behind a fence or gate. Grantee shall not exercise its rights under this Grant or enter into the Easement Property unless:

(a) Grantee has given Grantor written notice, describing in reasonable detail any deficiencies in Grantor’s performance of its obligations with respect to the Facilities and stating that Grantee intends to enter the Easement Property to remedy such deficiencies if they are not timely corrected by Grantor; and

(b) Grantor has failed to correct the claimed deficiencies within thirty-five (35) days after receiving such notice from Grantee, or within such longer period as may be allowed by the document(s) that imposed on Grantor the obligations to which the deficiencies relate. Notwithstanding the preceding sentence, if Grantor has begun to remedy the claimed deficiencies within the period described, but cannot with reasonable diligence remedy them completely within that period, then Grantor shall have such additional time as is reasonably necessary to complete the remediation.

6. In the event of an emergency requiring immediate work within the Easement Property, Grantee shall notify PSCo of such emergency through PSCo's Emergency Response Line made available to Douglas County's first responders and coordinate with PSCo regarding such emergency and any necessary access to or work within the Easement Property required to address such emergency.

7. 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 Grant.

8. 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.

9. Notice. Requests for access by Grantee or its contractors shall be given in writing to the following person(s) at the following number(s):

<u>Tensy Thatcher</u>	<u>Environmental Analyst</u>	<u>970-903-0595</u>
Name	Title	Telephone Number

Grantor shall notify Grantee of changes in the foregoing contact information as promptly as is reasonably possible after they occur. Except for notices that relate exclusively to access by Grantee to the Easement Property, any notice required or permitted in connection with this Grant shall be in writing and shall be deemed given (a) on personal delivery, or (b) on the first business day after receipted delivery to a courier service that guarantees next-business-day delivery, under circumstances such that the guarantee is applicable, directed in any case to the intended recipient of such notice in accordance with the following:

If to Grantor: Public Service Company of Colorado  
\*1800 Larimer Street, Suite 400  
Denver, CO 80202  
Attention: Sr. Manager Siting & Land Rights  
PSCo Doc. No. \_\_\_\_\_

with a copy to: Public Service Company of Colorado  
\*1800 Larimer Street, Suite 1400  
Denver, CO 80202  
Attention: Legal Services – Real Estate  
PSCo Doc. No. \_\_\_\_\_

\*After June 1, 2025 the Notice address for Grantor shall be 3500 Blake Street, ATTN: Sr. Manager Siting & Land Rights / Legal Services Real Estate as appropriate, Denver, CO 80205

If to Grantee: Douglas County  
100 Third Street,

Castle Rock, CO 8014  
Attention: Development Review

with a copy to:

Douglas County  
100 Third Street,  
Castle Rock, CO 80104  
Attention: Legal Department

Any party may change such party's address for notices or copies of notices by notice to the other party or parties in accordance with this section. If, at the time a notice or other communication is to be given to a party pursuant to this section, every address for such party that is listed in or established pursuant to this section is inconsistent with that party's principal office address, as shown by its most recent periodic report filed with the Colorado Secretary of State (its "record address"), then a copy of such notice or communication shall be sent to that party at its record address.

*Signature pages follow.*

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

**GRANTOR:**

PUBLIC SERVICE COMPANY OF COLORADO,  
a Colorado corporation

By: Jennifer L. Chester  
Name: Jennifer L. Chester  
Title: Sr. Mgr., Site + Land Rights

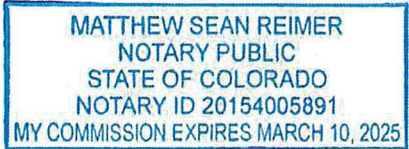
STATE OF COLORADO     )  
                                          ) ss.  
COUNTY OF Denver     )

The foregoing instrument was acknowledged before me this 21 day of January, 2024, 5  
by Jennifer Chester as Sr. Mgr. Site + Land Rights of Public Service Company of  
Colorado, a Colorado corporation

My commission expires: 3/10/2025.

Witness my hand and official seal.

Matthew S. Reimer  
Notary Public



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

**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

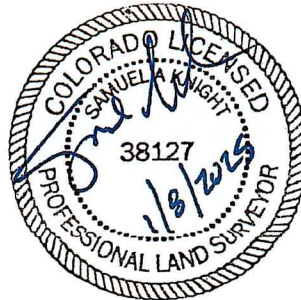
**"EXHIBIT A"**  
**PAGE 1 OF 2**

**STORM DRAINAGE EASEMENT:**

A STORM DRAINAGE EASEMENT EXISTING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING A FOUND #6 REBAR WITH A 3 1/4" ALUMINUM CAP LS 16112, AS SHOWN AND DESCRIBED HEREON, AND CONSIDERING THE LINE TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, BEING A FOUND #6 REBAR WITH A 2 1/2" ALUMINUM CAP LS 35585, AS SHOWN AND DESCRIBED HEREON TO BEAR NORTH 89°34'23" EAST; THENCE NORTH 89°34'23" EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 40.00 FEET MORE OR LESS TO THE INTERSECTION OF EAST RIGHT OF WAY LINE FOR RAMPART RANGE ROAD, ALSO KNOWN AS COUNTY ROAD #7 AND THE POINT OF BEGINNING, BEING MONUMENTED BY A FOUND #5 REBAR WITH A YPC LS 16112, AS SHOWN AND DESCRIBED HEREON; THENCE CONTINUING NORTH 89°34'23" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 59.07 FEET; THENCE SOUTH 00°00'08" WEST, A DISTANCE OF 23.71 FEET; THENCE NORTH 89°43'13" EAST, A DISTANCE OF 903.43 FEET; THENCE NORTH 00°00'08" EAST, A DISTANCE OF 26.03 FEET MORE OR LESS TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, THENCE NORTH 89°34'23" EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 36.99 FEET; THENCE SOUTH 00°25'37" EAST, A DISTANCE OF 26.12 FEET; THENCE NORTH 89°43'13" EAST, A DISTANCE OF 874.81 FEET; THENCE SOUTH 08°38'16" WEST, A DISTANCE OF 81.14 FEET; THENCE SOUTH 00°49'39" EAST, A DISTANCE OF 223.85 FEET; THENCE SOUTH 77°13'04" WEST, A DISTANCE OF 71.81 FEET; THENCE SOUTH 12°46'56" EAST, A DISTANCE OF 81.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE 12.36 FEET, WITH A RADIUS OF 110.00 FEET AND A CHORD BEARING SOUTH 09°33'46" EAST, A DISTANCE OF 12.35 FEET; THENCE SOUTH 06°20'36" EAST, A DISTANCE OF 64.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 25.15 FEET, WITH A RADIUS OF 110.00 FEET AND A CHORD BEARING SOUTH 00°12'27" WEST, A DISTANCE OF 25.10 FEET; THENCE SOUTH 06°45'30" WEST, A DISTANCE OF 23.52 FEET; THENCE SOUTH 83°14'30" EAST, A DISTANCE OF 68.61 FEET; THENCE SOUTH 00°23'56" WEST, A DISTANCE OF 224.47 FEET; THENCE SOUTH 15°42'44" WEST, A DISTANCE OF 140.79 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 54.25 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 229.36 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 38.63 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 24.44 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 38.63 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 36.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 60.16 FEET, WITH A RADIUS OF 510.00 FEET AND A CHORD BEARING NORTH 03°22'45" EAST, A DISTANCE OF 60.12 FEET; THENCE NORTH 06°45'30" EAST, A DISTANCE OF 43.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 20.58 FEET, WITH A RADIUS OF 90.00 FEET AND A CHORD BEARING NORTH 00°12'27" EAST, A DISTANCE OF 20.54 FEET; THENCE NORTH 06°20'36" WEST, A DISTANCE OF 64.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 10.11 FEET, WITH A RADIUS OF 90.00 FEET AND A CHORD BEARING NORTH 09°33'46" WEST, A DISTANCE OF 10.11 FEET; THENCE NORTH 12°46'56" WEST, A DISTANCE OF 230.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 24.54 FEET, WITH A RADIUS OF 110.00 FEET AND A CHORD BEARING NORTH 06°23'28" WEST, A DISTANCE OF 24.49 FEET;

(CONTINUED ON PAGE 2 OF 2)



GREEN MOUNTAIN SURVEYING  
SAMUEL A. KNIGHT  
CO PLS# 38,127

PROJECT LOCATION:  
9474 N. RAMPART RANGE RD.  
SW 1/4, S25,  
T65, R69W OF THE 6TH P.M.,  
COUNTY OF DOUGLAS,  
STATE OF COLORADO.

"EXHIBIT A"  
PAGE 2 OF 2

(CONTINUED FROM PAGE 1 OF 2)

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.10 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.35 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 24.83 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.35 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 98.72 FEET; THENCE SOUTH 89°43'13" WEST, A DISTANCE OF 171.65 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 21.37 FEET; THENCE SOUTH 76°42'16" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°56'36" WEST, A DISTANCE OF 261.81 FEET; THENCE NORTH 00°16'47" WEST, A DISTANCE OF 46.86 FEET; THENCE SOUTH 89°43'13" WEST, A DISTANCE OF 91.73 FEET; THENCE SOUTH 02°17'22" WEST, A DISTANCE OF 132.61 FEET; THENCE NORTH 89°54'01" WEST, A DISTANCE OF 196.80 FEET; THENCE NORTH 27°12'06" WEST, A DISTANCE OF 75.39 FEET; THENCE NORTH 82°44'14" WEST, A DISTANCE OF 272.43 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 28.19 FEET; THENCE SOUTH 89°43'13" WEST, A DISTANCE OF 401.90 FEET; THENCE SOUTH 00°16'47" EAST, A DISTANCE OF 49.02 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 53.63 FEET; THENCE SOUTH 14°30'07" WEST, A DISTANCE OF 166.18 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 58.92 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 187.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 34.68 FEET MORE OR LESS TO SAID EAST RIGHT OF WAY FOR RAMPART RANGE ROAD; THENCE NORTH 00°37'32" WEST ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 64.72 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID DESCRIBED STORM DRAINAGE EASEMENT CONTAINING 190,687 SQUARE FEET OR 4.378 ACRES MORE OR LESS.



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**"EXHIBIT B"**  
**PAGE 1 OF 1**

POINT OF COMMENCEMENT OF THE NW CORNER OF THE SW 1/4 OF S25, T6S, R69W OF THE 6TH P.M. FOUND #6 REBAR W/ 3 1/4" AC LS 16112

POINT OF BEGINNING FOUND #5 REBAR W/ YPC LS 16112

THE NE CORNER OF THE SW 1/4 OF S25, T6S, R69W OF THE 6TH P.M. FOUND #6 REBAR W/ 2 1/2" AC LS 35585

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH RANGE 69 WEST OF THE 6TH P.M. BASIS OF BEARINGS N 89°34'23" E 2645.31'



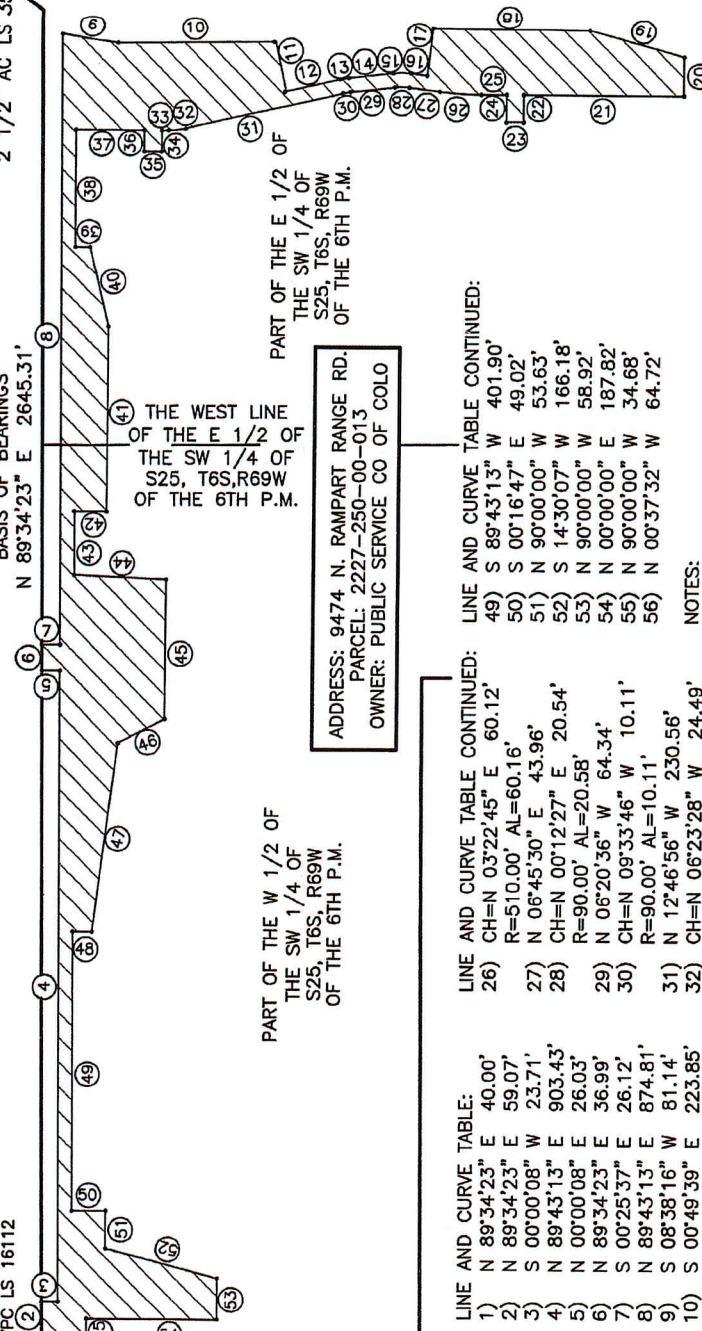
N. RAMPART RANGE ROAD A.K.A. COUNTY ROAD #7 80' WIDE ROW

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH RANGE 69 WEST OF THE 6TH P.M. S 00°37'32" E 2646.48' AM

PART OF THE W 1/2 OF THE SW 1/4 OF S25, T6S, R69W OF THE 6TH P.M.

PART OF THE E 1/2 OF THE SW 1/4 OF S25, T6S, R69W OF THE 6TH P.M.

ADDRESS: 9474 N. RAMPART RANGE RD.  
PARCEL: 2227-250-00-013  
OWNER: PUBLIC SERVICE CO OF COLO



**LINE AND CURVE TABLE:**

1)	N 89°34'23" E	40.00'
2)	N 89°34'23" E	59.07'
3)	S 00°00'08" W	23.71'
4)	N 89°43'13" E	903.43'
5)	N 00°00'08" E	26.03'
6)	N 89°34'23" E	36.99'
7)	S 00°25'37" E	26.12'
8)	N 89°43'13" E	874.81'
9)	S 08°38'16" W	81.14'
10)	S 00°49'39" E	223.85'
11)	S 77°13'04" W	71.81'
12)	S 12°46'56" E	81.14'
13)	CH=S 09°33'46" E	12.35'
	R=110.00' AL=12.36'	
14)	S 06°20'36" E	64.34'
15)	CH=S 00°12'27" W	25.10'
	R=110.00' AL=25.15'	
16)	S 06°45'30" W	23.52'
17)	S 83°14'30" E	68.61'
18)	S 00°23'56" W	224.47'
19)	S 15°42'44" W	140.79'
20)	N 90°00'00" W	54.25'
21)	N 00°00'00" E	229.36'
22)	N 90°00'00" W	38.63'
23)	N 00°00'00" E	24.44'
24)	N 90°00'00" E	38.63'
25)	N 00°00'00" E	36.30'

**LINE AND CURVE TABLE CONTINUED:**

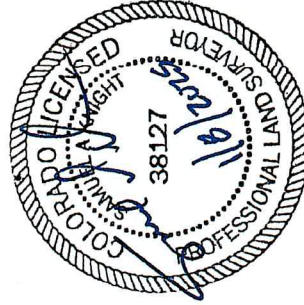
26)	CH=N 03°22'45" E	60.12'
	R=510.00' AL=60.16'	
27)	N 06°45'30" E	43.96'
28)	CH=N 00°12'27" E	20.54'
	R=90.00' AL=20.58'	
29)	N 06°20'36" W	64.34'
30)	CH=N 09°33'46" W	10.11'
	R=90.00' AL=10.11'	
31)	N 12°46'56" W	230.56'
32)	CH=N 06°23'28" W	24.48'
	R=110.00' AL=24.54'	
33)	N 00°00'00" E	10.10'
34)	N 90°00'00" W	30.35'
35)	N 00°00'00" E	24.83'
36)	N 90°00'00" E	30.35'
37)	N 00°00'00" E	98.72'
38)	S 89°43'13" W	171.65'
39)	S 00°00'00" W	21.37'
40)	S 76°42'16" W	120.00'
41)	N 89°56'36" W	261.81'
42)	N 00°16'47" W	46.86'
43)	S 89°43'13" W	91.73'
44)	S 02°17'22" W	132.61'
45)	N 89°54'01" W	196.80'
46)	N 27°12'06" W	75.39'
47)	N 82°44'14" W	272.43'
48)	N 00°00'00" E	28.19'

**LINE AND CURVE TABLE CONTINUED:**

49)	S 89°43'13" W	401.90'
50)	S 00°16'47" E	49.02'
51)	N 90°00'00" W	53.63'
52)	S 14°30'07" W	166.18'
53)	N 90°00'00" W	58.92'
54)	N 00°00'00" E	187.82'
55)	N 90°00'00" W	34.68'
56)	N 00°37'32" W	64.72'

**NOTES:**

- 1) THIS IS NOT A LAND SURVEY PLAT NOR AN IMPROVEMENT FOR THE SUBDIVISION NOR SALE OF LAND.
- 2) THE PURPOSE OF THIS EXHIBIT IS TO GRAPHICALLY DEPICT THE LOCATION OF THE STORM DRAINAGE EASEMENT AS SHOWN HEREON.
- 3) SAID DESCRIBED STORM DRAINAGE EASEMENT CONTAINING 190,687 SQUARE FEET OR 4.378 ACRES MORE OR LESS.



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GREEN MOUNTAIN SURVEYING  
SAMUEL A. KNIGHT  
CO PLS# 38,127