

GRANT OF PUBLIC UTILITY EASEMENT

THIS GRANT OF EASEMENT ("Grant of Easement") is given this _____ day of _____, 20____, by Richmond American Homes of Colorado, Inc. ("Grantor"), whose address is 4350 S. Monaco St. Denver CO 80237, 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 public utility easement ("Utility Easement") on, over, under, through and across the Easement Property for the purpose of providing public utilities. In no event shall Grantee be responsible for the construction of the public utilities or maintenance of the Easement Property.
4. 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 Utility Easement. Such a modification and/or elimination shall not be realized until written approval is obtained for said modifications and/or elimination from Grantee.
5. 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 have hereunto have executed this Grant the day and year first above written.

GRANTOR:

Richmond American Homes of Colorado, Inc

By: Eric Kubly

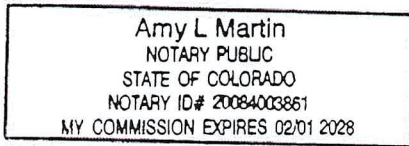
Title: SVP of Land Development

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 28th day of January, 2025
by Eric R. Hubly as SVP and developer of Richmond American Homes

My commission expires: 2-01-2028.

Witness my hand and official seal.



Amy L Martin
Notary Public

GRANTEE:

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

BY: _____
ABE LAYDON, Chair

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__ by Roger A. Partridge 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

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

A 4 FOOT-WIDE PARCEL OF LAND BEING A PORTION OF TRACT A AND LOTS 1 THROUGH 19 INCLUSIVE, HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT, AS RECORDED UNDER RECEPTION NUMBER 2024001966, SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8 BY A FOUND 3.25" BRASS CAP STAMPED "U.S. DEPT. OF THE INTERIOR, BUREAU OF LAND MANAGEMENT", AND BY A CALCULATED POSITION AT THE NORTHEAST CORNER OF SAID SECTION 8 BY UTILIZING THE RECORD BEARING BEARING PER THE HIGHLANDS RANCH FILING NO, 112-A PLAT AS RECORDED UNDER RECEPTION NUMBER DC9461259 WITH THE DOUGLAS COUNTY CLERK AND RECORDER, SAID BEARING NORTH 89°02'08" EAST, WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8;

THENCE SOUTH 75°13'08" EAST, A DISTANCE OF 1,743.89 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY OF BITTERROOT PLACE AS SHOWN ON SAID PLAT OF HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT, AND THE **POINT OF BEGINNING**;

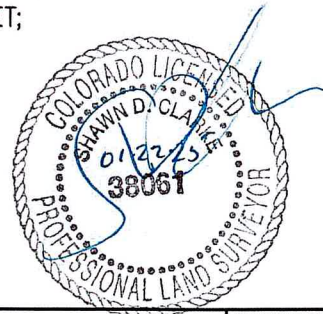
THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND THE WEST LINE OF TRACT A NORTH 21°00'58" EAST, A DISTANCE OF 35.00 FEET TO THE NORTHWEST CORNER OF LOT 1;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE COMMON BOUNDARY OF SAID TRACT AND LOT 1 SOUTH 68°58'36" EAST, A DISTANCE OF 6.00 FEET;

THENCE DEPARTING SAID COMMON BOUNDARY AND ALONG A LINE 6.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOTS 1 THROUGH 14 INCLUSIVE AND 6.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID LOTS 14 THROUGH 19 INCLUSIVE THE FOLLOWING SIX (6) COURSES:

1. NORTH 21°00'58" EAST, A DISTANCE OF 6.09 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 230.29 FEET, SAID CURVE HAVING A RADIUS OF 194.00 FEET, A CENTRAL ANGLE OF 68°00'50", AND A CHORD WHICH BEARS NORTH 55°01'43" EAST A CHORD DISTANCE OF 217.01 FEET;

CONTINUED ON SHEET 2



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HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HksKocherSmith.com

DESCRIPTION
DRY UTILITY EASEMENT HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

PROJECT #: 211017
CHECKED BY: SDC
DRAWN BY: JC
SHEET NUMBER
1
1 OF 5

EXHIBIT A

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

CONTINUED FROM SHEET 1

- 3. NORTH 89°02'08" EAST, A DISTANCE OF 730.49 FEET;
- 4. SOUTH 45°57'52" EAST, A DISTANCE OF 13.80 FEET;
- 5. SOUTH 00°57'52" EAST, A DISTANCE OF 121.97 FEET TO A POINT OF CURVATURE;
- 6. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 228.95 FEET, SAID CURVE HAVING A RADIUS OF 531.00 FEET, A CENTRAL ANGLE OF 24°42'15", AND A CHORD WHICH BEARS SOUTH 13°19'00" EAST A CHORD DISTANCE OF 227.18 FEET TO A POINT ON THE COMMON BOUNDARY OF SAID LOT 19 AND LOT 20 OF SAID HIGHLANDS RANCH FILING NO. 112A, 3RD AMENDMENT;

THENCE ALONG SAID COMMON BOUNDARY AND NON-TANGENT TO SAID CURVE, SOUTH 64°19'16" WEST, A DISTANCE OF 4.00 FEET TO A POINT OF NON-TANGENT CURVATURE 10 FEET WEST OF THE EAST BOUNDARY OF SAID LOT 19;

THENCE DEPARTING SAID COMMON BOUNDARY AND ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID LOTS 14 THROUGH 19 INCLUSIVE AND 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT A AND LOTS 1 THROUGH 14 INCLUSIVE THE FOLLOWING SIX (6) COURSES:

- 1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 230.68 FEET, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 24°42'15", AND A CHORD WHICH BEARS NORTH 13°19'00" WEST A CHORD DISTANCE OF 228.89 FEET;
- 2. NORTH 00°57'52" WEST, A DISTANCE OF 120.32 FEET;
- 3. NORTH 45°57'52" WEST, A DISTANCE OF 10.48 FEET;
- 4. SOUTH 89°02'08" WEST, A DISTANCE OF 728.84 FEET TO A POINT OF CURVATURE;

CONTINUED ON SHEET 3



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2
2 OF 5

EXHIBIT A

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

CONTINUED FROM SHEET 2

- 5. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 225.54 FEET, SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 68°00'50", AND A CHORD WHICH BEARS SOUTH 55°01'43" WEST A CHORD DISTANCE OF 212.53 FEET;
- 6. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 21°00'58" WEST, A DISTANCE OF 41.09 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID BOUNDARY OF TRACT A NORTH 68°58'50" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,657 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

PREPARED BY: SHAWN D. CLARKE, PLS
COLORADO #38061
SCLARKE@HKSENG.COM

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO
303.623.6300



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EXHIBIT B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

NORTH QUARTER CORNER OF SECTION 8
3.25" BRASS CAP
STAMPED: U.S. DEPT. OF THE INTERIOR,
BUREAU OF LAND MANAGEMENT

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 8
CALCULATED POSITION FROM
HIGHLANDS RANCH 112-A PLAT
REC. NO. DC9461259

S75°13'08"E 1743.89'

N89°02'08"E 2691.36'
BASIS OF BEARINGS

N LINE NE 1/4 SECTION 8

PARCEL A
5,657 SQ. FT. OR 0.13 AC. ±

6' DRY UTILITY EASEMENT
REC. NO. 2024001966

BITTERROOT PLACE
(PUBLIC RIGHT-OF-WAY)

N89°02'08"E 730.49'
S89°02'08"W 728.84'

L=230.29'
R=194.00'
Δ=68°00'50"
ChB=N55°01'43"E
ChL=217.01'
L=225.54' R=190.00'
Δ=68°00'50"
ChB=S55°01'43"W
ChL=212.53'

LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

TRACT A LOT 35 LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29

S21°00'58"W 41.09'

NE 1/4 SECTION 8

HIGHLANDS RANCH
FILING NO. 112A 3RD
AMENDMENT
REC. NO. 2024001966

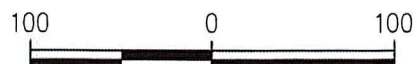
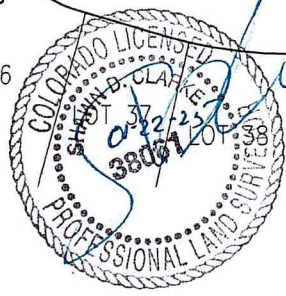
N68°58'50"W 10.00'

POINT OF BEGINNING

GOLD LACE PLACE
(PUBLIC RIGHT-OF-WAY)

LOT 36

LOT 39 LOT 40 LOT 41



SCALE: 1" = 100'

MATCH LINE SHEET 5

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NOTE:
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IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

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ILLUSTRATION

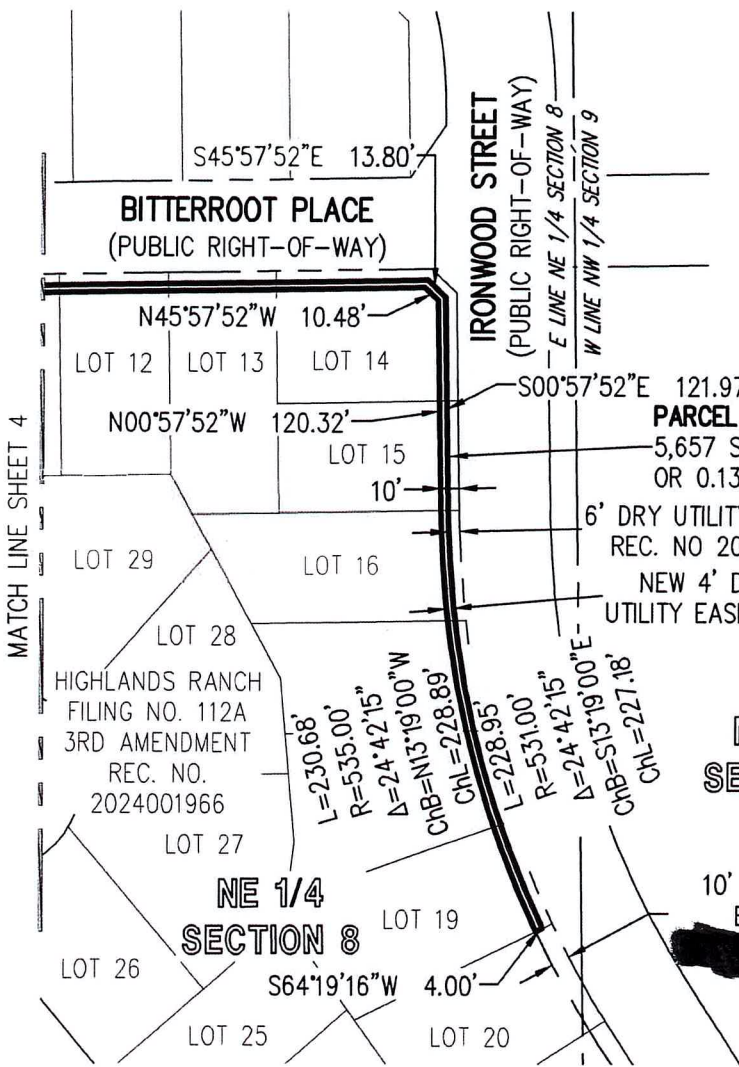
DRY UTILITY EASEMENT

HIGHLANDS RANCH FILING NO.112A, 4TH AMENDMENT

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4
4 OF 5

EXHIBIT B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°00'58"E	35.00'
L2	S68°58'36"E	6.00'
L3	N21°00'58"E	6.09'

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ILLUSTRATION
DRY UTILITY EASEMENT
HIGHLANDS RANCH FILING NO. 112A, 4TH AMENDMENT

PROJECT #: 211017
CHECKED BY: SOC
DRAWN BY: JC
SHEET NUMBER 5 5 OF 5