

**PERMANENT ROADWAY RIGHT-OF-WAY EASEMENT
FROM LOT 49, TWIN OAKS
FOR TWIN OAKS ROAD**

This **Grant of Permanent Roadway Right-of-Way Easement** (the “Easement”) is made this 16th day of August 2025, between **JASON CROWELL AND JAYME LAMM**, whose address is 142 Twin Oaks Road, Castle Rock, Colorado 80109 (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”). The 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 TEN DOLLARS AND NO CENTS (\$10.00) 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, an exclusive 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 purpose of providing, operating and maintaining a public right-of-way, including, but not limited to, public access. Grantee shall operate, manage and maintain the Easement Area as a roadway available to the public consistent with the provisions of Article 2, Title 43 of the Colorado Revised Statutes, and subject to the following terms and conditions:

1. Use by Grantee. Grantee shall have the full right and authority to construct, own, reconstruct, install, operate, maintain, repair, remove and replace public roadway improvements including, but not limited to, road base, a paved or gravel roadway surface section, curb and gutter, road shoulders, sidewalk improvements, traffic control devices, public signage, roadway striping and markings, above ground and underground utilities, cut and fill slopes and drainage structures such as roadside ditches, culverts, channels, storm sewer inlets and pipes, rip rap, detention basins, water quality

ponds and any appurtenant items (collectively the “**Public Improvements**”). Grantee shall maintain and repair any constructed Public Improvements within the Easement Area at Grantee’s sole cost.

2. Use by Traveling Public. The traveling public shall have the right to pass over the paved or gravel roadway surface section, road shoulders and sidewalk improvements constructed within the Easement Area.

3. 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 or placing any structure, building, street light, power pole, yard light, mail box or sign, or other improvements whether temporary or permanent, or plant any Vegetation (as defined below) within the Easement Area that would unreasonably interfere with the Public Improvements or the public’s use thereof as identified in Section 2, unless specific written permission is obtained from 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 roadway surfaces, 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 Grantee.

4. No Additional Uses. Grantee’s, its employees’, authorized agents’ and contractors’ use of the Easement Area shall be for the sole and exclusive purpose of performing construction, maintenance, repair and use and operation of the Public Improvements, and providing for the public’s use thereof as identified in Section 2. 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.

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. Grantee's authorized agents or contractors may use heavy truck equipment during its work, which is normal and customary. The surface of Grantor's property, including without limitation the surface within and along the Easement Area, shall be restored substantially to its original 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.

With the exception of the Public Improvements, Grantee shall promptly revegetate any disturbed areas with the seed mixture currently approved by the Douglas County Department of Public Works (the "**Approved Seed Mix**") and shall diligently pursue revegetation until such vegetation is successfully re-established, including applying and re-applying the Approved Seed Mix over multiple growing seasons.

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. Inspection. Grantee shall have the right to enter upon the Easement Area to survey and inspect the Public Improvements, and to remove objects interfering with the safe and continuous use by the general public as identified in Section 2.

9. 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.

10. Release. Grantee, for itself and those claiming through Grantee, hereby releases Grantor, and its beneficiaries, officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests, and invitees from any and all liability, loss, claims, demands, damages, penalties, fines, interest, costs, and

expenses for damage that may arise from operations on, or use of, the Easement Area by Grantee and its agents or contractors, except for damages that may arise from Grantor's sole negligence. Grantor assumes no liability for any claims or damages that may arise from this Easement.

11. 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 with regard to its construction or maintenance activities, 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. It is understood by the Parties that Hazardous Material may be transported through or deposited within the Easement Area by the traveling public, and such instances shall be addressed pursuant to customary practices with regard to the presence or introduction of Hazardous Materials within public right-of-way by the traveling public. 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.

12. Warranties and Disclaimers. Grantor warrants that it is the fee simple owner of the Easement Area and has good right and lawful authority to grant and convey the Easement. Grantor makes no further 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. Nothing in this Grant of Easement shall restrict Grantor's right to transfer title to the Easement Area, subject to the terms of this Easement.

13. 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.

14. Utilities. It is expressly acknowledged and agreed that Grantee shall have the right and authority to assign to any appropriate local governmental entity or to any public utility provider all rights to use this Easement, and all obligations associated with this Easement. In addition, after written notification to Grantor, Grantee shall have the right and authority to issue and grant right-of-way use permits to any appropriate applicant with regard to access to the public roadway and purposes authorized herein with respect to the Public Improvements. Grantee shall ensure that any work performed by any third party complies with the terms of this Easement.

15. 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.

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5981418.2

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

GRANTOR:

By: 

Jason Crowell

By: 

Jayme Lamm

STATE OF COLORADO)

) ss.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 16 day of August, 2025, by Jason Crowell and Jayme Lamm.

Witness my hand and official seal.

S E A L



Notary Public

A handwritten signature in black ink, appearing to read "Steven Tenzek".

MY COMMISSION
EXPIRES: 03/21/2029

☐
5981418.2

GRANTEE:

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

By: **Attest:**
Abe Laydon, Chair

By:
Haley 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

LOT 49, TWIN OAKS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PART OF LOT 49, TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF SAID LOT 49, SAID TWIN OAKS AND CONSIDERING THE SOUTHEAST LINE OF SAID LOT 49 TO BEAR S 63° 11' 15" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY (60 FEET WIDE PLATTED PER SAID RECEPTION NUMBER: 161972) TWIN OAKS ROAD N 21° 33' 11" W , 125.19 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID RIGHT-OF-WAY, S 68° 26' 49" W , 17.49 FEET;

THENCE N 21° 33' 11" W , 25.00 FEET;

THENCE TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY, N 68° 26' 49" E , 17.49 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S 21° 33' 11" E , 25.00 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS 435.600 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



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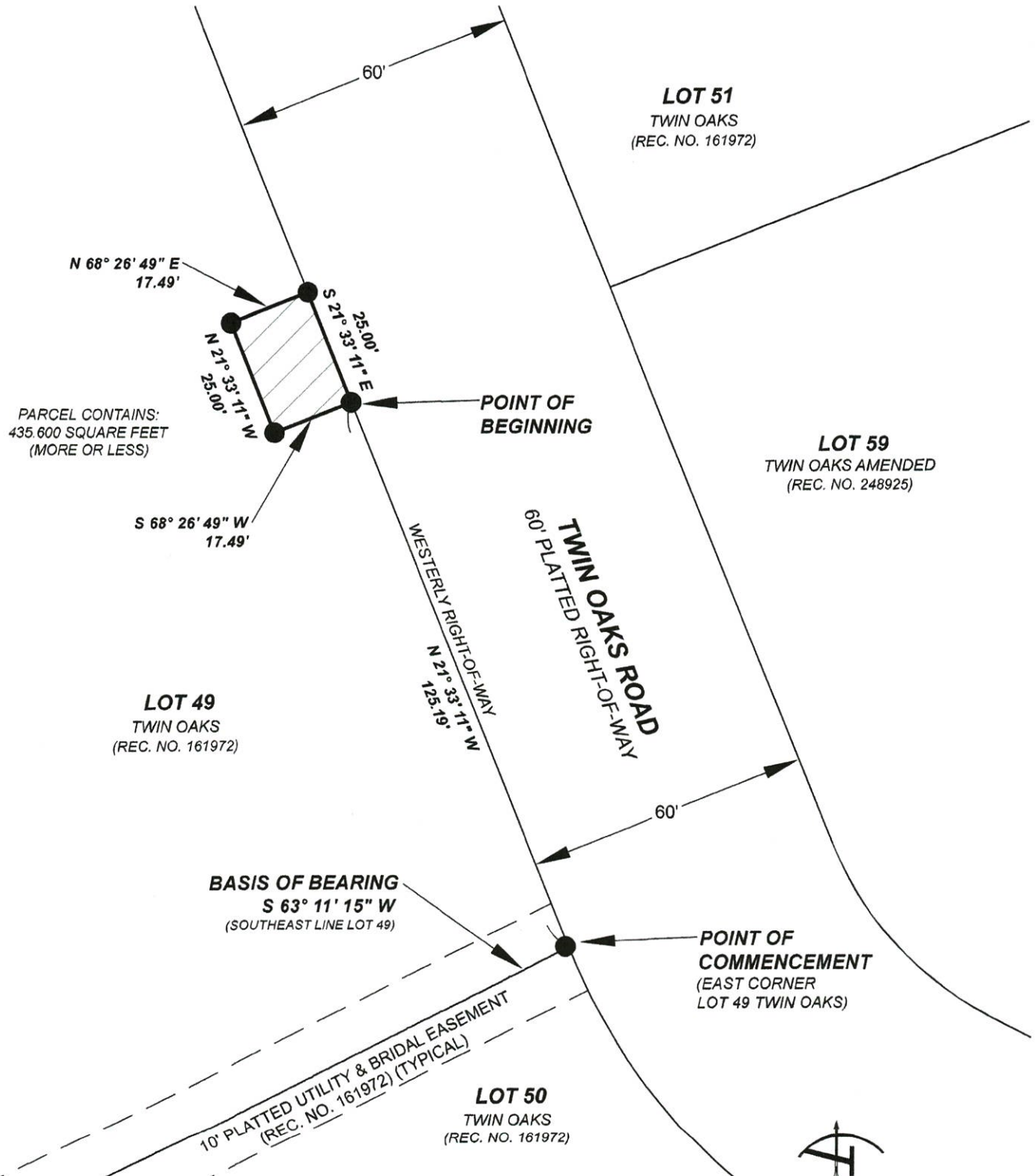
PROJECT: 20161000114

DATE: JULY 2025

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S. THIS DOCUMENT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

EXHIBIT B

LOT 49, TWIN OAKS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE



NORTH
SCALE: 1" = 30'



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