

**NON-EXCLUSIVE PERMANENT EASEMENT  
PE-03**

THIS NON-EXCLUSIVE PERMANENT EASEMENT AGREEMENT ("AGREEMENT") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Feathergrass Investments, LLC, whose mailing address is 4715 N. Chestnut Street, Colorado Springs, CO 80907, (hereinafter "Grantor(s)"), for and in consideration of the sum of TEN DOLLARS and No Cents (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, in hand paid by Palmer Village Duplex Owners Association, Inc., whose address is 4350 S. Monaco Street, Suite 500, Denver, CO 80237 (hereinafter "Grantee"), (have/has) given and granted and by these presents (do/does) hereby give and grant unto the said Grantee, its heirs, successors or assigns a NON-EXCLUSIVE PERMANENT EASEMENT only along, over and across the following described premises:

See attached Exhibit A, Legal Description and Illustration

This non-exclusive permanent easement is for the following purposes, which include, but are not limited to: access, inspect, clean, repair, and maintain the drainage system, including pipe and manholes in the area as identified in Exhibit A.

Grantor(s) shall not construct improvements in the easement area that would unreasonably interfere with the Grantee's use of the easement area.

That portion of the easement that pertains to drainage system is subject to the following conditions: at no time hereafter shall the Grantor(s), or anyone claiming by, through, or under the Grantor, perform any act or thing which is or may be detrimental to, or have any adverse effect upon the drainage system, including access to and maintenance thereof.

Grantor(s) hereby covenants with the Grantee that they have good title to the aforescribed premises, that they have good and lawful right to grant this easement, that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor (have/has) executed this Non-Exclusive Permanent Easement.

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Signature Page Follows



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST SIXTEENTH CORNER OF SAID SECTION 5, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BEARS SOUTH 89°09'25" WEST, A DISTANCE 1321.85 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 00°27'24" EAST, A DISTANCE OF 165.60 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, NORTH 89°32'36" EAST, A DISTANCE OF 37.50 FEET;

THENCE SOUTH 00°27'24" EAST, A DISTANCE OF 229.42 FEET;

THENCE NORTH 89°35'45" EAST, A DISTANCE OF 106.33 FEET;

THENCE SOUTH 00°50'42" EAST, A DISTANCE OF 15.50 FEET;

THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 24.27 FEET;

THENCE SOUTH 00°50'42" EAST, A DISTANCE OF 13.31 FEET;

THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 119.76 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°27'24" WEST, A DISTANCE OF 29.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°35'45" EAST, A DISTANCE OF 7.50 FEET;

THENCE NORTH 00°27'24" WEST, A DISTANCE OF 199.39 FEET;

THENCE SOUTH 89°32'36" WEST, A DISTANCE OF 7.50 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°27'24" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

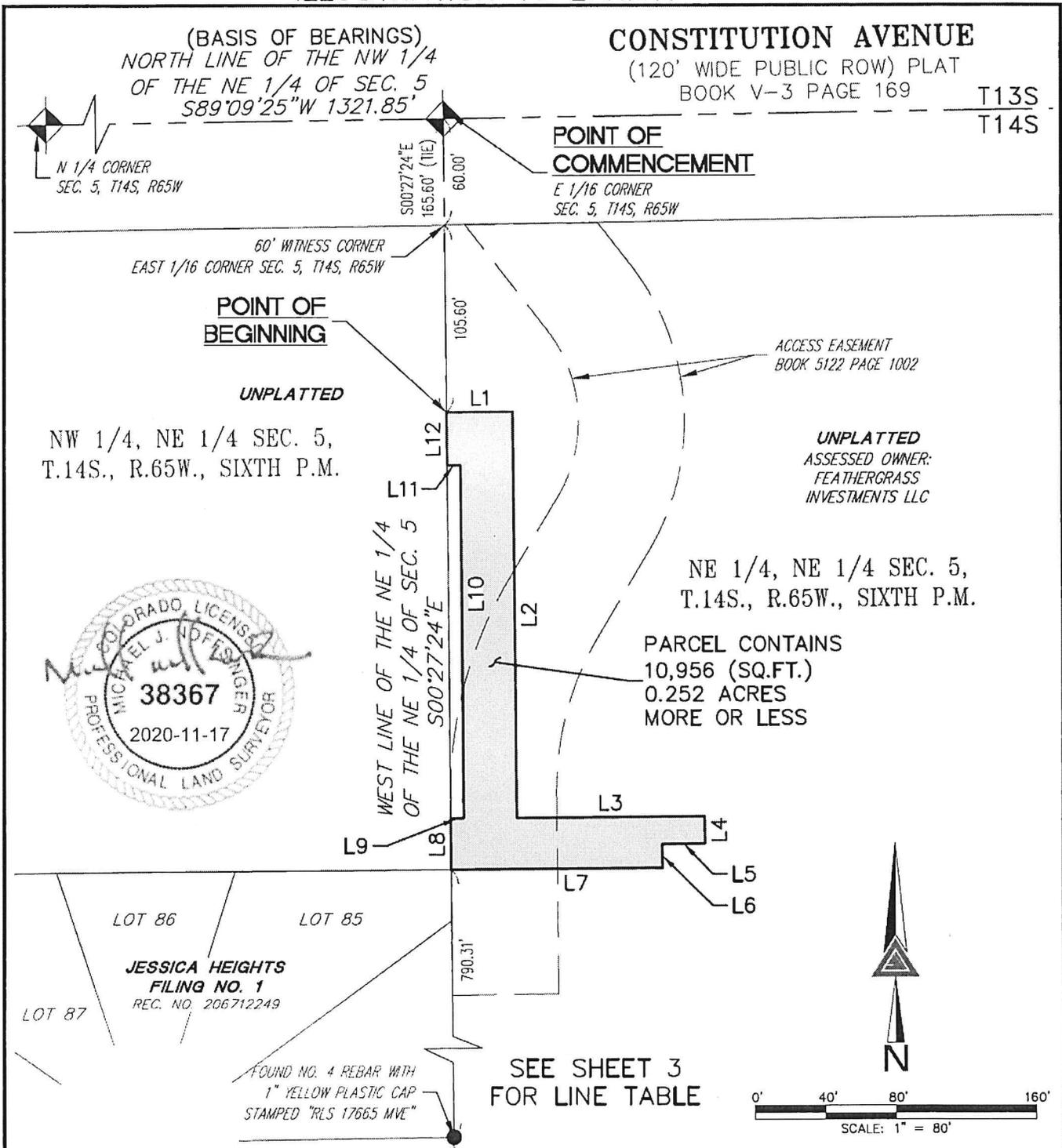
CONTAINING AN AREA OF 0.252 ACRES, (10,956 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

MICHAEL J. NOFFSINGER, PLS 38367  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



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: DRAINAGE EASEMENT WEST.DWG  
DWG: MDW CHK: JRW  
DATE: 11/16/2020  
SCALE: 1" = 80'

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
www.aztecconsultants.com

Q:\21419-48 - Constitution & Hannah (aka Feathergrass) - Topo & Plat\DWG\EXHIBITS

**DRAINAGE EASEMENT**  
NE 1/4, NE 1/4 SEC. 5, T.14S., R.65W., 6TH P.M.  
EL PASO COUNTY, COLORADO  
JOB NUMBER 21419-48 2 OF 3 SHEETS

## ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°32'36"E	37.50'
L2	S00°27'24"E	229.42'
L3	N89°35'45"E	106.33'
L4	S00°50'42"E	15.50'
L5	S89°09'18"W	24.27'
L6	S00°50'42"E	13.31'
L7	S89°35'45"W	119.76'
L8	N00°27'24"W	29.00'
L9	N89°35'45"E	7.50'
L10	N00°27'24"W	199.39'
L11	S89°32'36"W	7.50'
L12	N00°27'24"W	30.00'



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

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3 OF 3 SHEETS