

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

THIS NON-EXCLUSIVE PERMANENT EASEMENT AGREEMENT ("AGREEMENT") is made this 16th day of July, 2021, 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



Project: Urban Collection at Palmer Village

NON-EXCLUSIVE PERMANENT EASEMENT
PE-03

GRANTEE:

PALMER VILLAGE DUPLEX OWNERS ASSOCIATION, INC.

By: [Signature]
Name & Title Jeff Kutzler, President

By: _____
Name & Title

State of Colorado)
County of Denver) ss

The foregoing instrument was acknowledged before me this 16th day of July, 2021, by Jeff Kutzler as President of the Palmer Village Duplex Owners Association, Inc..

Witness my hand and official seal.

[Signature]
Notary Public

MARY FALEY
Notary Public
State of Colorado
Notary ID # 20184028197
My Commission Expires 07-11-2022

My Commission Expires: 7/11/22

GRANTOR:

FEATHERGRASS INVESTMENTS, LLC
Kenneth P. Driscoll
By: [Signature]
Name & Title Manager

By: _____
Name & Title

State of Colorado)
County of El Paso) ss

The foregoing instrument was acknowledged before me this 26 day of July, 2021, by Kenneth P. Driscoll as Manager of the Feathergrass Investments, LLC.

Witness my hand and official seal.

[Signature]
Notary Public

SAVANNAH A. BRANDT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154047463
MY COMMISSION EXPIRES DEC 10, 2023

My Commission Expires: 12/10/23

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

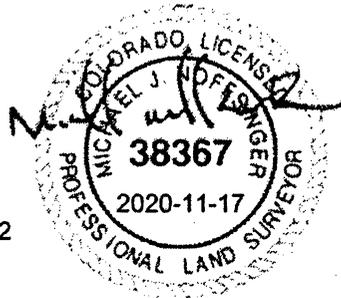
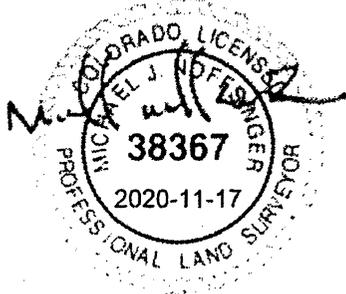
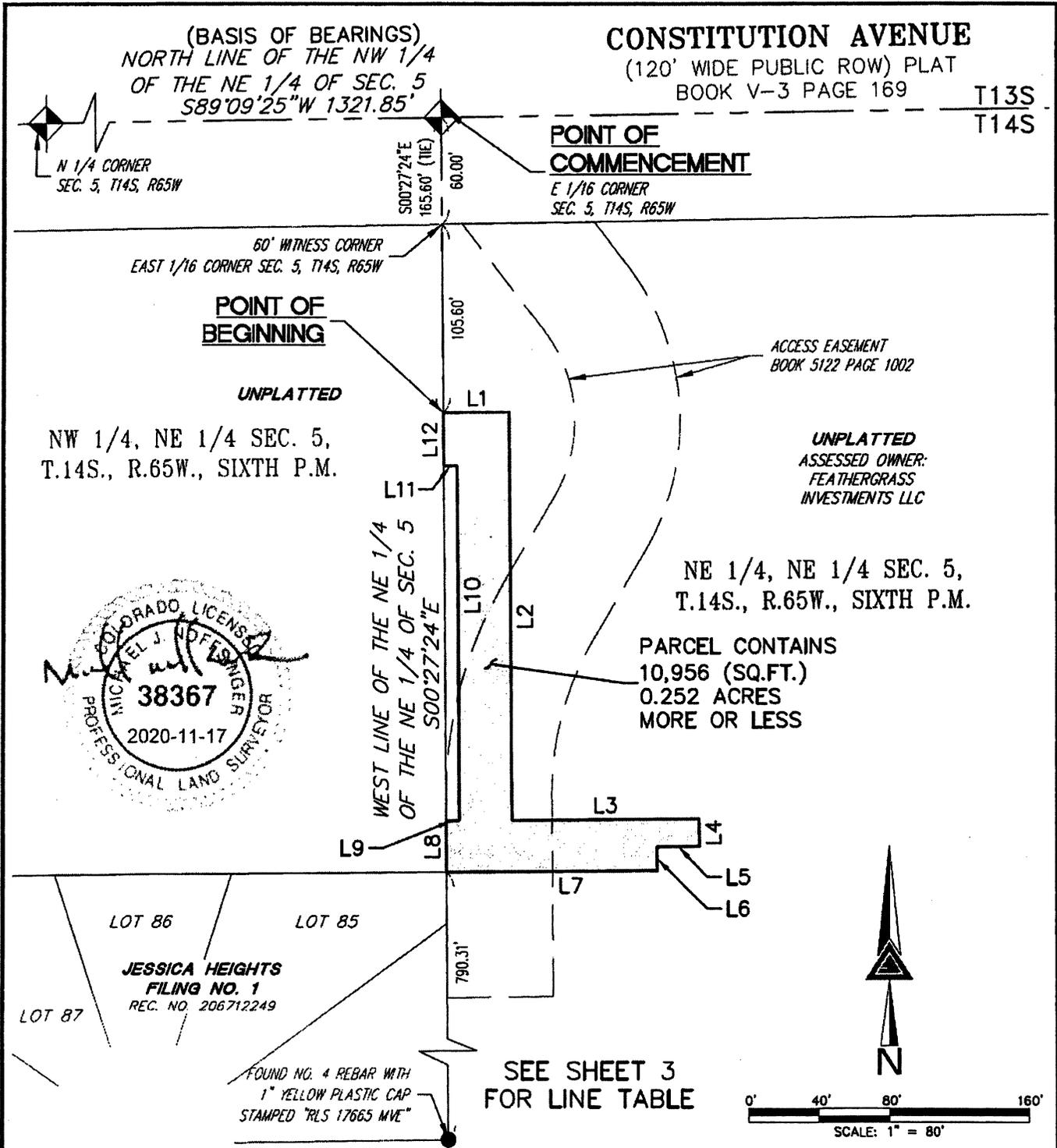


ILLUSTRATION TO EXHIBIT A



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
 © 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'



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



300 East Mineral Ave.
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1896
 Fax: (303)713-1897
 www.aztecconsultants.com

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 3 OF 3 SHEETS