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Chuck Broerman  
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El Paso County, CO  
  
222030852

**SIGHT EASEMENT**

**THIS EASEMENT** is entered into and effective as of the 9 day of August, 2021 (the "Effective Date") by and between Cameron Taylor + Sophia Gutierrez ("Grantor") and the Board of County Commissioners of El Paso County, Colorado ("Grantee").

**RECITALS**

- A. WHEREAS, Grantor owns that certain real property located in El Paso County legally described on the attached **Exhibit A** (the "Grantor Property");
- B. WHEREAS, Grantor is willing to grant to Grantee an easement over a portion of the Grantor Property described on the attached **Exhibit B** for the purpose of providing and maintaining proper sight distance and line of sight for a public roadway as set forth below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby agrees as follows:

1. **Grant of Easement.** Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, a perpetual non-exclusive easement for the purpose of providing and maintaining proper sight distance and line of sight for a public roadway and road improvements over that portion of the Grantor Property depicted and described on the attached **Exhibit B** (the "**Sight Distance Easement**"). Grantor represents and warrants that it is the owner of the above-described real property and has the right to grant the Sight Distance Easement contemplated herein.
2. **Restrictions of Use in Sight Distance Easement; Maintenance.** Any object within the Sight Distance Easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Trees may be permitted at the discretion of the El Paso County Engineering Criteria Manual Administrator if pruned to at least 8 feet above the flowline elevation of the adjacent roadway. Maintenance of the sight distance easement shall be the responsibility of the Grantor.
3. **Grantor Uses.** Grantor retains the right to use any portion of the Grantor Property for any and all purposes which will not interfere with the Sight Distance Easement.

4. Binding Effect. The covenants, agreements, and obligations contained herein shall extend to, bind, and inure to the benefit of the parties hereto, their respective successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Sight Easement to be executed and effective as of the date set forth above.

GRANTOR:

*Sophia Gutierrez Castro*

Print Name: Gutierrez, Sophia

STATE OF Colorado )

) ss.

COUNTY OF EIPASO )

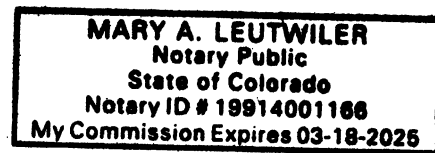
Print Name: Taylor L. Cannon

The foregoing instrument was acknowledged before me this 9th day of August, 2021, by MARY A. LEUTWILER

Witness my hand and official seal.

My Commission Expires: 3/18/2025

*Mary A. Leutwiler*  
Notary Public



ATTEST

Chuck Broerman  
Chuck Broerman  
County Clerk & Recorder



**GRANTEE:**

Board of County Commissioners  
Of El Paso County, Colorado

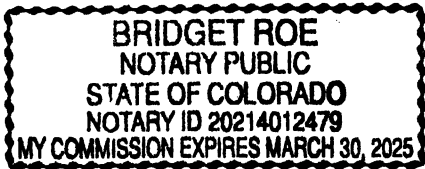
By: Stan VanderWerf  
Stan VanderWerf, Chair

STATE OF Colorado )  
 ) ss.  
COUNTY OF El Paso )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2022, by Stan VanderWerf, Chair, Board of County Commissioners of El Paso County, Colorado, and as attested to by Chuck Broerman, County Clerk and Recorder.

Witness my hand and official seal.

My Commission Expires: March 30, 2025



Bridget Roe  
Notary Public

**EXHIBIT A**

**GRANTOR PROPERTY**

Lot 484, Woodmoor Greens,  
as recorded in Plat Book U-2 at Page 51 of the Records of El Paso County, Colorado.

**EXHIBIT B**

**SIGHT DISTANCE EASEMENT**

**As Attached**



**SIGHT DISTANCE EASEMENT 02**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 484, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N32°38'47"W A DISTANCE OF 1,312.59, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LEGGINS WAY AS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY, CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S49°57'16"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°49'18" AND AN ARC LENGTH OF 88.08 FEET, TO THE NORTHWESTERLY CORNER OF TRACT H OF SAID WOODMOOR GREENS, SAID CORNER BEING A POINT OF NON-TANGENT;

THENCE ON THE WESTERLY LINE OF SAID TRACT H, S33°23'09"E A DISTANCE OF 2.32 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S49°57'46"W A DISTANCE OF 87.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 290 SQUARE FEET OR 0.0067 ACRES.

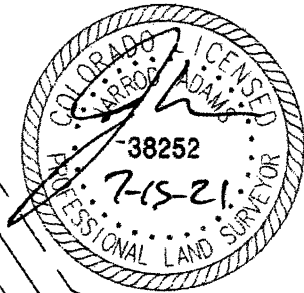
**PROPERTY DESCRIPTION STATEMENT**

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT



REC. NO. 220071836

15' UTILITY EASEMENT  
REC. NO. 202178358

TRACT F

WOODMOOR GREENS  
PLAT BOOK U-2 PAGE 51

LEGGINS WAY  
PLAT BOOK U-2 PAGE 51

LOT 485

NE 1/4 SEC. 23  
T.11S, R.67W, 6TH PM

$\Delta=16^{\circ}49'18''$   
 $R=300.00'$   
 $L=88.08'$

S33°23'09"E  
2.32'

TRACT H

POINT OF BEGINNING

LOT 484

8' UTILITY AND  
DRAINAGE EASEMENT  
PLAT BOOK U-2 PAGE 51

16' UTILITY AND  
DRAINAGE EASEMENT  
PLAT BOOK U-2 PAGE 51

N49°57'16"W(R)  
S49°57'46"W 87.46'

N32°38'47"W 1312.59'

BASIS OF BEARINGS

S89°54'49"E 2658.92'

POINT OF COMMENCEMENT

30.0' REFERENCE MONUMENT

E1/4 CORNER SEC. 23

T.11S, R.67W, 6TH P.M.

RECOVERED 1-1/2" ALUMINUM CAP

STAMPED "LS 2692"

50 25 0 50

30.00' WITNESS CORNER

C1/4 CORNER SEC. 23

T.11S, R.67W, 6TH P.M.

RECOVERED 3-1/4" ALUMINUM CAP

STAMPED "RLS 10377 1997 30.00 WC"

ORIGINAL SCALE: 1" = 50'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

SIGHT DISTANCE EASEMENT 01  
CLOVERLEAF  
PROJECT NO.: 25186.00  
DATE: 07/15/2021

SHEET: 2 OF 2



**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2538  
Fort Collins 970-491-9988 • www.jrengineering.com