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Chuck Broerman  
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El Paso County, CO



222030851

**SIGHT EASEMENT**

**THIS EASEMENT** is entered into and effective as of the 9<sup>th</sup> day of November, 2021 (the "Effective Date") by and between Woodmoor Water & Sanitation District No 1 ("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 above the Established Elevation, as defined hereafter, 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. For purposes of this Section 2, "Established Elevation" shall mean 30 inches above the existing elevation of the roadway alignment at centerline as measured at right angles to the roadway as shown and noted in Exhibit C (the Existing Roadway Elevation).
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:  

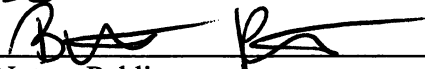

Print Name: Brian Bush, President

STATE OF COLORADO)  
 ) ss.  
 COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of November, 2021, by Brittany Petta.

Witness my hand and official seal.

My Commission Expires: August 6, 2025

  
 Notary Public

**BRITTANY RAE PETTA  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20214031311  
 MY COMMISSION EXPIRES AUGUST 6, 2025**



ATTEST:

Chuck Broerman  
Chuck Broerman  
County Clerk and Recorder

**GRANTEE:**

Board of County Commissioners  
Of El Paso County, Colorado

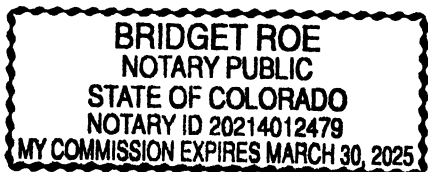
By: Stan VanderWerf  
Stan VanderWerf, Chair

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 546, 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**



**JR ENGINEERING**  
A Westland Company

**SIGHT DISTANCE EASEMENT 01**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 546, 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 N23°27'14"W A DISTANCE OF 1,386.93, TO A POINT ON THE NORTHERLY 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 THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N35°09'46"E A DISTANCE OF 113.20 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEGGINS WAY;

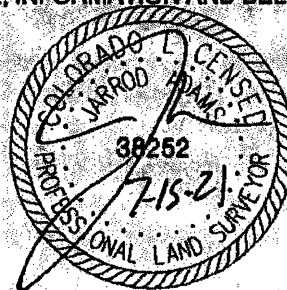
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°00'22"W, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 44°20'16" AND AN ARC LENGTH OF 116.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 843 SQUARE FEET OR 0.0194 ACRES.

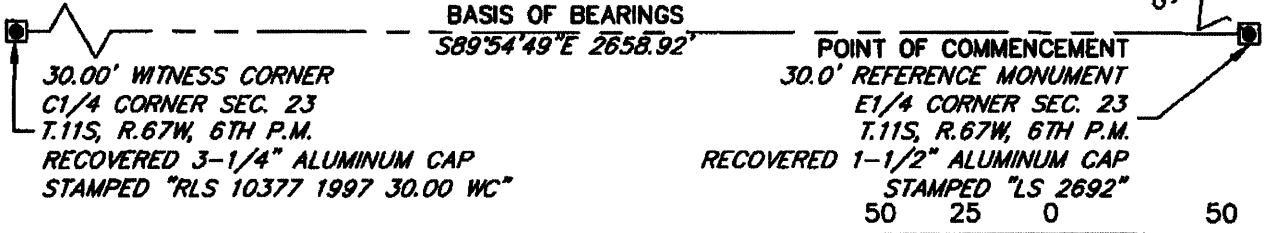
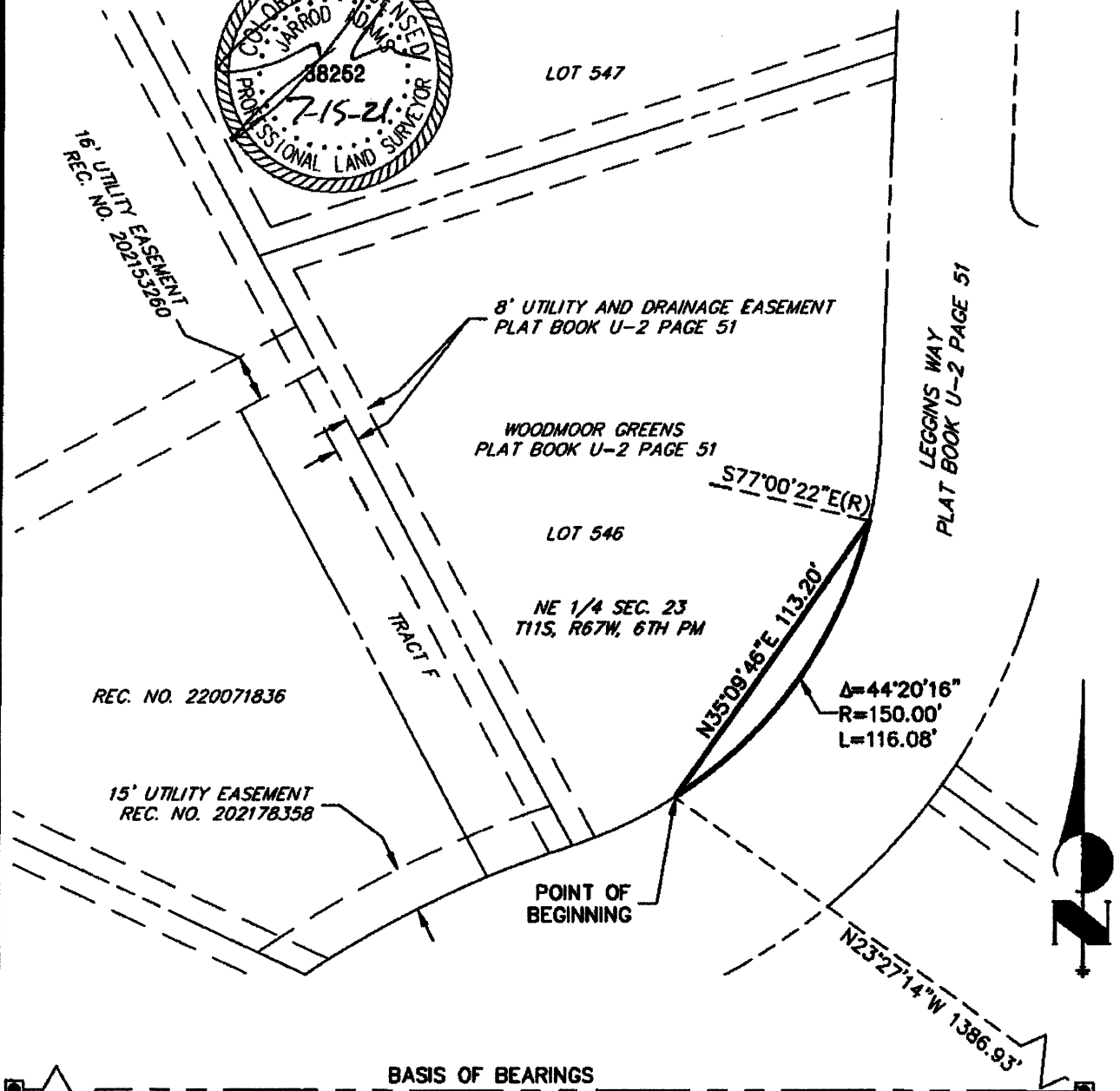
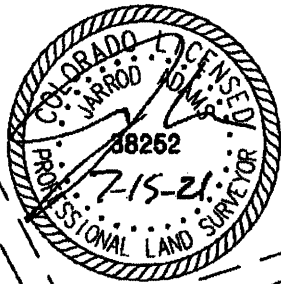
**PROPERTY DESCRIPTION STATEMENT**

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



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

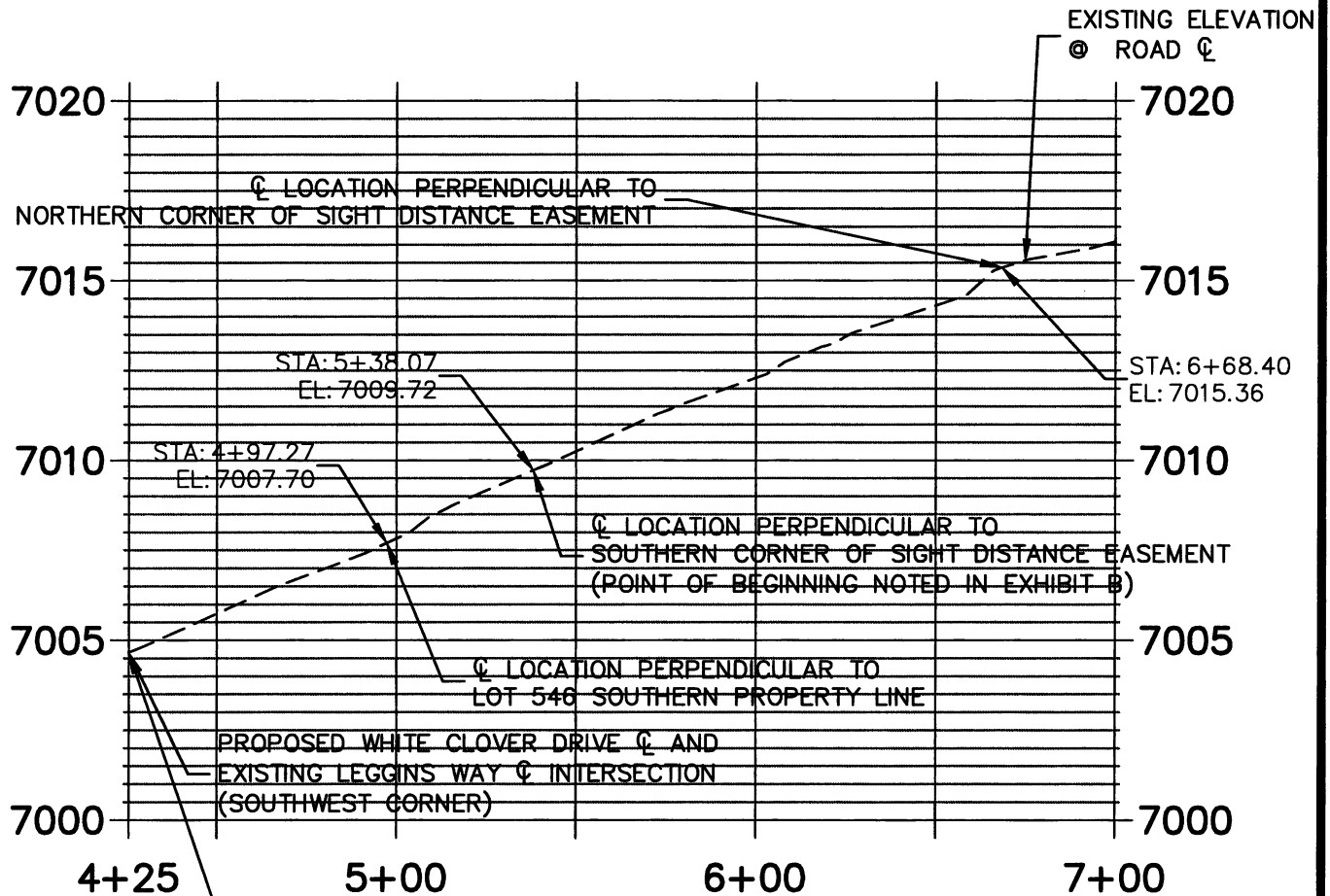
**J-R ENGINEERING**  
A Westman Company

Centennial 303-740-9333 • Colorado Springs 719-593-2883  
Fort Collins 970-481-9333 • [www.jr-engineering.com](http://www.jr-engineering.com)

# EXHIBIT C

## EXISTING ROADWAY ELEVATION

### STA 4+25.43 TO 7+00.00



**NOTE**

VERTICAL DATUM : NAVD88



HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'

EXISTING ROADWAY  
ELEVATION  
CLOVERLEAF  
JOB NO. 25186.00  
10/25/2021  
SHEET 3 OF 3



**J-R ENGINEERING**  
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