

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 Getierrez (“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.

GRANTEE:

Board of County Commissioners
Of El Paso County, Colorado

ATTEST:

Chuck Broerman
County Clerk & Recorder

By: _____
Stan VanderWerf, Chair

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
20__, by _____, 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: _____

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

WOODMOOR GREENS
PLAT BOOK U-2 PAGE 51

TRACT F
LEGGINS WAY
PLAT BOOK U-2 PAGE 51

LOT 485

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

S33°23'09"E
2.32'

TRACT H

POINT OF BEGINNING

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

S49°57'46"W 87.46'

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)

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

ORIGINAL SCALE: 1" = 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"

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

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