



August 14, 2017

El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Attn: Kari Parsons
Project Manager / Planner II

Re: *Hannah Ridge at Feathergrass Filing No. 3 Final Plat- SF-17-012*
Project No. 60970-F3

Dear Ms. Parsons:

In conjunction with the construction of the proposed Hannah Ridge Filing No. 3, the existing drainage path through the Hannah Ridge Development is being rerouted and channelized. As a result, the existing drainage easement granted to El Paso County no longer serves its purpose. Drainage easements south of Hunter Jumper Drive were created during the platting of Hannah Ridge at Feathergrass Filing No. 1 and new drainage easements north of Hunter Jumper Drive are being granted to accommodate the drainage path alignment and facilities.

We request that the existing Permanent Easement for the Drainage of Surface Waters recorded in Book 5122 at Page 0995 of the records of El Paso County, Colorado be vacated.

Very truly yours,

M.V.E., Inc.

A blue ink signature of David R. Gorman, P.E. The signature is written in a cursive, flowing style. The first part of the signature appears to be 'D.R.' followed by a large, sweeping 'G' and then 'Gorman'.

David R. Gorman, P.E.

DRG:cwg

Z:\60970\Documents\HR Filing No. 3 Correspondence\60970-F3 Drainage Easement Vacation.odt

Enc.

Book 5122, Page 0995

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

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E.P.C. R.O.W. Form 0135
353521

1986 FEB -4 PM 2:12 ROOM 5122 PAGE 0895

Project No. _____
ARDIS W. SCHMITT
El Paso County Clerk & Recorder

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that The Akers Group Ltd., No. 2 of El Paso County, State of Colorado, hereinafter called the "grantor", for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to Frederick D. Mientka, Managing General Partner, in hand paid by El Paso County "grantees", receipt of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the said grantees, their heirs, successors or assigns, a PERPETUAL EASEMENT only along, over and across the following described premises to-wit:

See attached Legal Description (3 sheets)

For the Purpose of: Drainage of Surface Waters
Subject to the following terms and conditions:

And the Grantor (s) hereby covenant (s) with the Grantees that it has good title to the aforescribed premises; that it has good and lawful right to grant this easement; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, (I) (We) have hereunto set my hand (s) and seal (s) this 27th day of August, 19 85, A. D.



Frederick D. Mientka
Grantor Managing General Partner

Grantor

STATE OF Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 27th day of August, 19 85, A.D., by Frederick D. Mientka

Witness my hand and official seal.

My Commission Expires: 6/13/89

Mary L. Roberts
Notary Public
1126 N. Pacific Ave. #16
Colorado Springs, Co 80909

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BOOK 5122 PAGE 0996



RE: NORTH CHANNEL EASEMENT DESCRIPTION
PROJECT NO. 600-P8-023-85-A
AUGUST 22, 1985

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN A PORTION OF LOTS 11, 12, AND 13 IN AKER'S ACRES SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK H-2 AT PAGE 48 OF THE RECORDS OF SAID COUNTY, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13;

THENCE S-00°16'40"-W, 168.52 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO THE POINT OF BEGINNING OF THE STRIP OF LAND HEREIN DESCRIBED;

THENCE S-89°38'14"-E, 146.78 FEET;

THENCE S-18°42'39"-W, 88.91 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°38'03", A RADIUS OF 740.56 FEET, FOR AN ARC DISTANCE OF 240.85 FEET;

THENCE S-00°04'36"-W, 275.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 85°36'51", A RADIUS OF 72.97 FEET, FOR AN ARC DISTANCE OF 109.03 FEET;

THENCE S-85°32'17"-E, 501.93 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°48'26", A RADIUS OF 6086.82 FEET, FOR AN ARC DISTANCE OF 298.22 FEET;

THENCE S-88°20'44"-E, 344.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AKER'S DRIVE, AS DESCRIBED IN SAID AKER'S ACRES SUBDIVISION NO. 1;

THENCE S-00°21'33"-W, 69.81 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE, AS RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF SAID COUNTY RECORDS (THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE);

1.) THENCE S-89°53'50"-W, 494.99 FEET;

2.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°15'46", A RADIUS OF 1310.93 FEET, FOR AN ARC DISTANCE OF 143.29 FEET;

SHEET 1 OF 3

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BOOK 5122 PAGE 0997



RE: NORTH CHANNEL EASEMENT DESCRIPTION
PROJECT NO. 600-PB-023-85-A
August 22, 1985

- 3.) THENCE N-83°50'24"-W, 396.82 FEET;
- 4.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°04'26", A RADIUS OF 1430.93 FEET, FOR AN ARC DISTANCE OF 151.69 FEET;
- 5.) THENCE N-89°54'50"-W, 108.03 FEET TO THE WESTERLY LINE OF SAID LOT 11;
- THENCE N-00°16'40"-E, 747.21 FEET ALONG THE WESTERLY LINES OF SAID LOTS 11, 12, AND 13 TO THE POINT OF BEGINNING AND CONTAINING 3.82 ACRES, MORE OR LESS.

SHEET 2 OF 3

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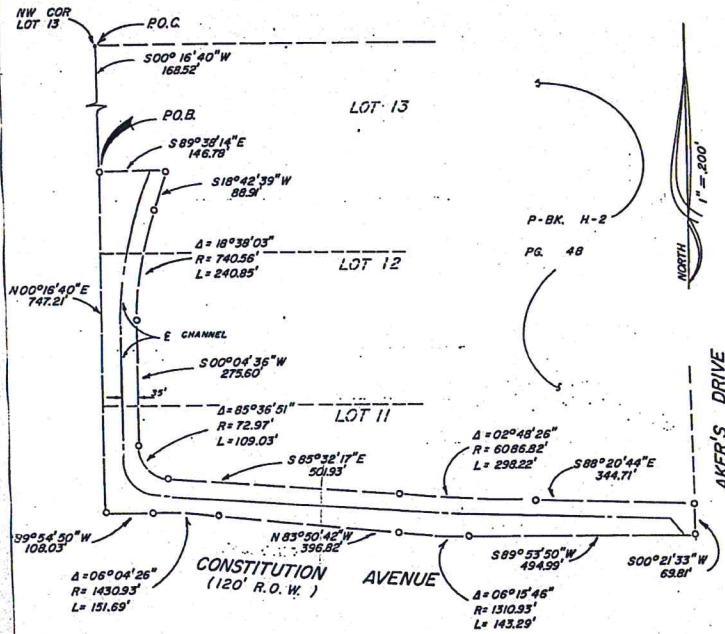
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BOOK 5122 PAGE 0998



SHEET 3 OF 3