

Project: HANNAH RIDGE AT FEATHERGRASS FILING NO. 3

NON-EXCLUSIVE PERMANENT EASEMENT  
PE-01

KNOW ALL MEN BY THESE PRESENTS, that FEATHERGRASS INVESTMENTS, LLC, a Colorado limited liability company, whose mailing address is 4715 North Chestnut Street, Colorado Springs, CO 80907 (hereinafter "Grantor"), 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 EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, whose address is 200 S. Cascade Avenue, Colorado Springs, CO 80903 (hereinafter ("Grantee") has given and granted and by these presents does hereby give and grant unto the said Grantee, it's heirs, successors or assigns a NON-EXCLUSIVE PERMANENT EASEMENT only along, over and across the following described premises:

See attached Exhibit A, Legal Description  
Exhibit B, Sketch

This non-exclusive permanent easement is for the following purposes, which include, but are not limited to: construction and location of storm drain facilities, drainage, maintenance, repair, replacement, operation, ingress and egress.

Grantor shall not construct improvements in the easement area that would unreasonably interfere with the Grantee's use of the easement area. No trees or shrubs that will impair the structural integrity of the drainage facility shall be planted or allowed to grow in this area and may be removed by the Grantee.

Grantor hereby covenants with the Grantee that it has good title to the afore described premises, that it has good and lawful right to grant this easement, and that it will warrant and defend the title and quite possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Non-Exclusive Permanent Easement this 15 day of August, 2017.

Project: HANNAH RIDGE AT FEATHERGRASS FILING NO. 3

NON-EXCLUSIVE PERMANENT EASEMENT

GRANTOR:

Feathergrass Investments, LLC, a Colorado limited liability company

By Kenneth P. Driscoll, Manager  
Kenneth P. Driscoll, Manager

State of Colorado )  
 ) ss.  
County of El Paso )

The foregoing instrument was acknowledged before me this 15 day of August, 2017, by Kenneth P. Driscoll as Manager of Feathergrass Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

Kathie Vergo  
Notary Public

**KATHIE VERGO**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20084016746  
My Commission Expires May 12, 2020

My Commission Expires: 05-12-20

GRANTEE:

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By \_\_\_\_\_  
Darryl Glenn, President

By: \_\_\_\_\_  
County Clerk and Recorder

State of Colorado )  
 ) ss.  
County of El Paso )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Darryl Glenn, President of the Board of County Commissioners of El Paso County, Colorado, as attested by Chuck Broerman, County Clerk and Recorder.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

LEGAL DESCRIPTION for PERMANENT DRAINAGE EASEMENT in OWNER PARCELS -  
FEATHERGRASS INVESTMENTS

TRACTS E AND F, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS RECORDED AT  
RECEPTION NO. 214713468 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Prepared By:  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
August 14, 2017

*Page 1 of 1*

*M.V.E., Inc. • Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)*