

WHEN RECORDED MAIL TO:

Caroleen F. Jolivet, Esq.
Mulliken Weiner Berg & Jolivet, P.C.
102 South Tejon Street, Suite 900
Colorado Springs, CO 80903

Attn: Karen Davis, VP, Corporate
Counsel

Chuck Broerman
11/06/2018 03:13:43 PM
Doc \$0.00 7
Rec \$43.00 Pages

El Paso County, CO



218129423

TEMPORARY TURN-AROUND EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **PRI #2 LLC**, a Colorado limited liability company, hereinafter called the Grantor, for and in consideration of the sum of ONE DOLLAR, and other good and valuable considerations in hand paid by the **BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO** hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents does hereby give and grant unto the said Grantee, their heirs, successors or assigns an **EXCLUSIVE EASEMENT** only along, over and across the following described premises:

See attached Exhibits A, Land Description, and Exhibit B, Sketch (the "Easement Area")

for the purpose of a temporary road right of way turn-around easement (the "Easement"). The parties agree the Easement shall remain in force and effect until such time as the Easement Area is platted as part of a new subdivision plat. At the time of recording of the new subdivision plat, a portion of the Easement Area shall be platted as road right of way pursuant to County standards and approved construction drawings and a portion shall be platted as lots or tracts, and this Easement shall automatically terminate without further action from either party.

Acceptance of this Easement shall not be deemed an acceptance by Grantee of any responsibility for maintenance or repair of the Easement unless and until the road improvements constructed thereon have been preliminarily accepted by Grantee through a resolution adopted at a public hearing.

Grantor shall not grant any further easements or interests in the easement property without the written consent of Grantee, which consent shall not be unreasonably withheld.

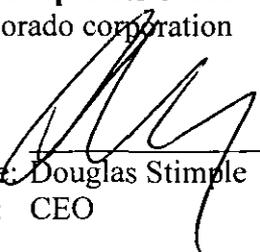
[Signature Pages Follows]

IN WITNESS WHEREOF, PRI #2 LLC, a Colorado limited liability company, has executed this easement this 1st day of November, 2018.

GRANTOR

PRI #2 LLC,
a Colorado limited liability company

By its manager,
Elite Properties of America, Inc.,
a Colorado corporation

By: 
Name: Douglas Stimple
Title: CEO

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

This document was acknowledged before me this 1st day of November, 2018, by Douglas Stimple, as CEO of Elite Properties of America, Inc., a Colorado corporation, as Manager of **PRI #2 LLC**, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 12-02-2021

(SEAL)
CHRISTINE L WISE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19974021715
MY COMMISSION EXPIRES DECEMBER 2, 2021

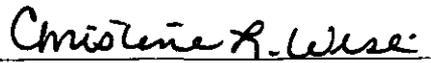

Notary Public

EXHIBIT A

Land Description



618 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)786-0790 (719)786-0799(fax)

JOB NO. 1098.11-25
MARCH 14, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION: TEMPORARY TURN AROUND

TWO PARCELS OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED "22584" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "8132", IS ASSUMED TO BEAR N00°14'34"W, A DISTANCE OF 5269.38 FEET.

PARCEL 1

A PARCEL OF LAND BEING CIRCULAR IN SHAPE HAVING A RADIUS OF 50.00 FEET WHOSE CENTER POINT BEARS S64°50'41"E, A DISTANCE OF 4472.80 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36.

CONTAINING A CALCULATED AREA OF 7,854 SQUARE FEET.

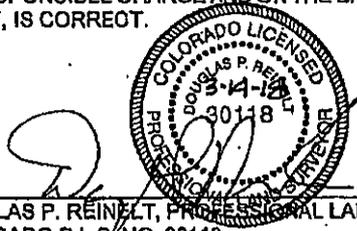
PARCEL 2

A PARCEL OF LAND BEING CIRCULAR IN SHAPE HAVING A RADIUS OF 50.00 FEET WHOSE CENTER POINT BEARS S08°30'44"E, A DISTANCE OF 3798.61 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36.

CONTAINING A CALCULATED AREA OF 7,854 SQUARE FEET.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

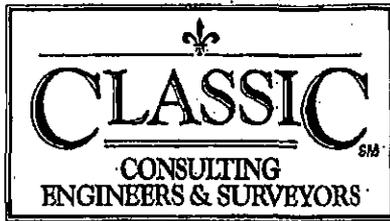


DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

MARCH 14, 2018
DATE

EXHIBIT B

Sketch



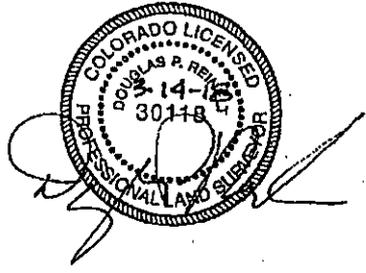
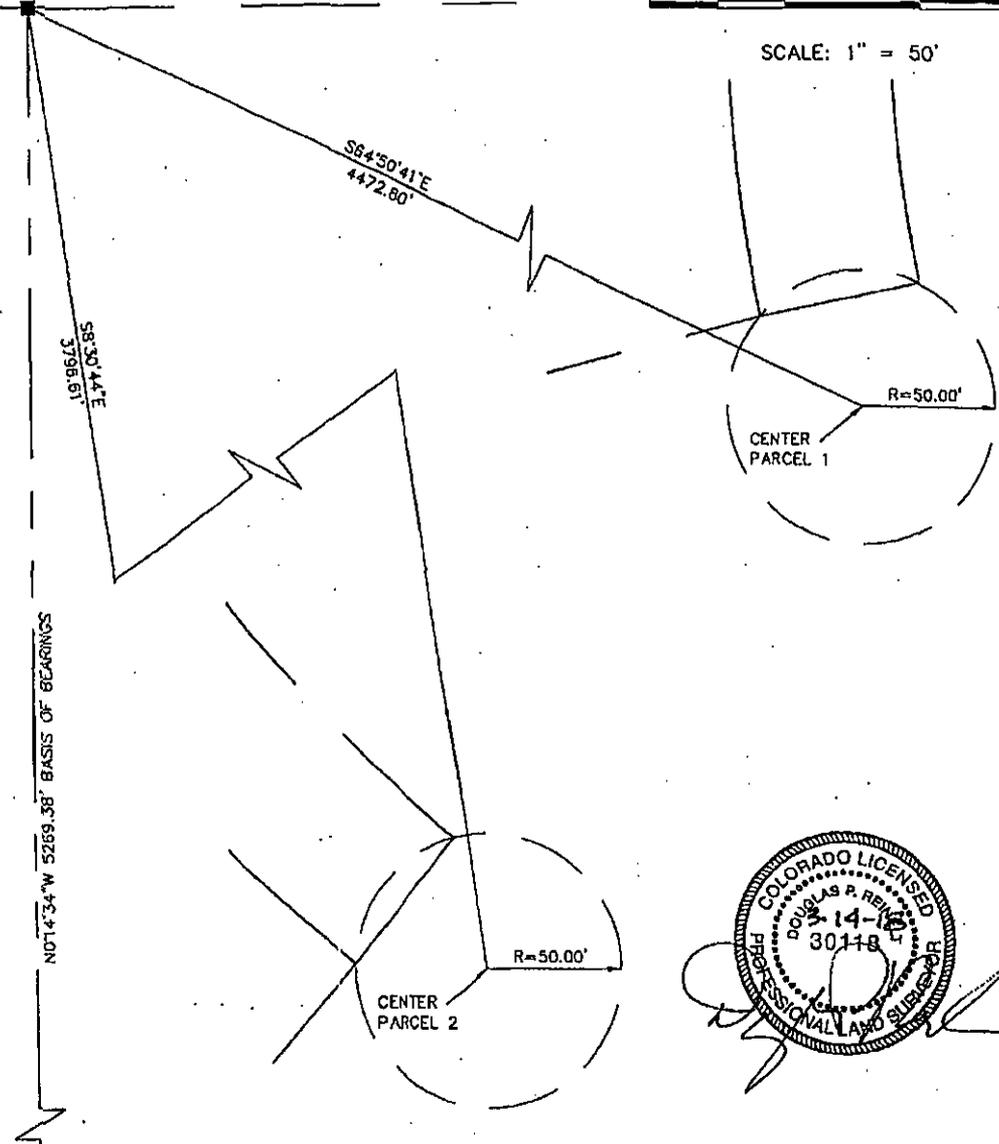
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

TEMP. TURN AROUND
FLYING HORSE NORTH
FILING NO. 1
JOB NO. 1096.11-25
SHEET 2 OF 2
MARCH 14, 2018



SCALE: 1" = 50'

NW COR SEC. 36
2-1/2" ALUM. SURV. CAP
STAMPED "22584" W/
APPROPRIATE MARKINGS



SW COR SEC. 36
2-1/2" ALUM. SURV.
CAP STAMPED "9132"
W/ APPROPRIATE
MARKINGS REC.

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.