## GRANT OF PERMANENT WATER LINE EASEMENT

The undersigned, being the owner(s) of the hereinafter described real property located in the County of El Paso, State of Colorado, for and in consideration of ONE DOLLAR and other good and valuable consideration, does hereby grant to the City of Colorado Springs, a municipal corporation, a permanent drainage easement over, under, and across the following property:

## See EXHIBIT A, attached hereto and forming a part hereof

together with rights of access and egress for the installation, maintenance, repair, and replacement of facilities and improvements located within said permanent water line easement.

The undersigned shall not erect or construct any buildings, fences, landscaping or any other structure within the above described property

The provisions hereto shall inure to the benefit of and bind the heirs, successors, and assigns of the respective parties hereto.

Woodford Manufacturing Co.

STATE OF COLORADO ) ss COUNTY OF EL PASO )

WITNESS MY HAND AND OFFICIAL SEAL

Notar<u>y Publico</u> My **Gylund s**ion Expires:

U. Patrick Kelly El Paso County 03/19/1999 02:46 099042970 Doc \$0.00 Page Rec \$15.00 1 of 3

## LEGAL DESCRIPTION: Easement Across Lot 1, Waynoka Road Industrial

That portion of Lot 1, Waynoka Road Industrial as recorded in Plat Book G3 at Page 30 of the records of El Paso County, Colorado, more particularly described as follows:

BEGINNING at the most Northerly corner of said Lot 1; thence S 03°12'54" E (all bearings used in this description are relative to the line between the Colorado Springs Utilities FIMS points CWO1 and PW13, which was assumed to be N 62°44'37" W) on the Easterly line of said Lot 1, 30.90 feet; thence N 79°20'30" W, 42.92 feet to a point on the Westerly line of said Lot 1, said point also being on the Easterly right-of-way line of Waynoka Road; thence Northerly on said Easterly right-of-way line and on the Westerly line of said Lot 1, on the arc of a curve to the right whose chord bears N 60°27'49" E, having a central angle of 07°24'12", a radius of 360.00 feet and an arc length of 46.52 feet to the Point of Beginning and containing 668 square feet more or less.

Prepared By: W.K. Clark & Associates, LLC

Address : 5180 N Union Blvd

Colorado Springs, Co 80918

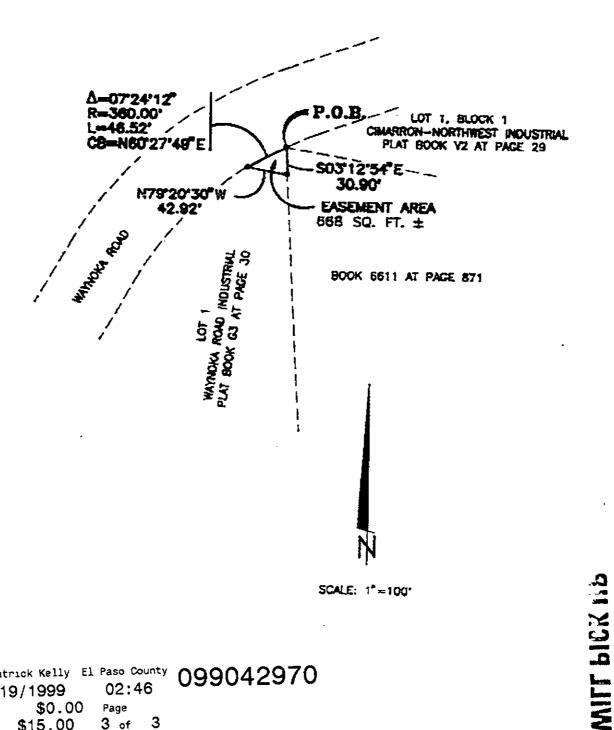
Telephone: 719-593-9440

Da: : February 1, 1999



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## LEGAL DESCRIPTION SKETCH



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HIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND I ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION

5180 N. UNION SLYD. COLORADO SPRINGS, COLORADO SHEET 2 OF 2.