

NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT

THIS NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT AGREEMENT ("AGREEMENT") is made this 23rd day of February, 2021, between **GTL Development, Inc.**, whose mailing address is 3575 Kenyon Street., Suite 200, San Diego CA 80831, (hereinafter "Grantor(s)"), 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"), (have/has) given and granted and by these presents (do/does) hereby give and grant unto the said Grantee, its heirs, successors or assigns a NON-EXCLUSIVE PERMANENT EASEMENT only along, over and across the following described premises:

See attached Exhibit A, Land Description & Sketch

This non-exclusive permanent easement is for the following purposes, which include, but are not limited to: construction, maintenance, repair, replacement and operation of improvements for drainage, slope, and ingress and egress purposes, including for turn around and emergency response.

Grantor(s) 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.

The non-revocable public improvement easement shown at the end of Rolling Peaks Drive is intended for turn around and emergency response purposes. At such a time that Rolling Peaks Drive is extended by the adjacent property owner/developer and accepted by the County, the nonrevocable public improvement easement for the cul-de-sac turn around will be vacated, leaving a standard street ROW and the turn around improvements will be removed and replaced with a standard street section. The easement vacation, turn around removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Rolling Ranch Drive.

Grantor(s) hereby covenants with the Grantee that they have good title to the aforescribed premises, that they have good and lawful right to grant this easement, that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor (have/has) executed this Non-Exclusive Permanent Easement.

Chuck Broerman
02/26/2021 11:32:49 AM
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Rec \$23.00 Pages

El Paso County, CO

221038280

NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT

GRANTOR:

GTL Development Inc

By: [Signature] Raul Guzman, Vice President

State of California)
) ss
County of San Diego)

The foregoing instrument was acknowledged before me this 23rd day of February, 2021, by Raul Guzman, Vice President

Witness my hand and official seal.

[Signature]
Notary Public



My Commission Expires: July 26, 2023

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
County Clerk and Recorder

By: _____

State of Colorado)
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this ___ day of ___, 2021, by ___ as ___ of the Board of County Commissioners of El Paso County, Colorado.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION:

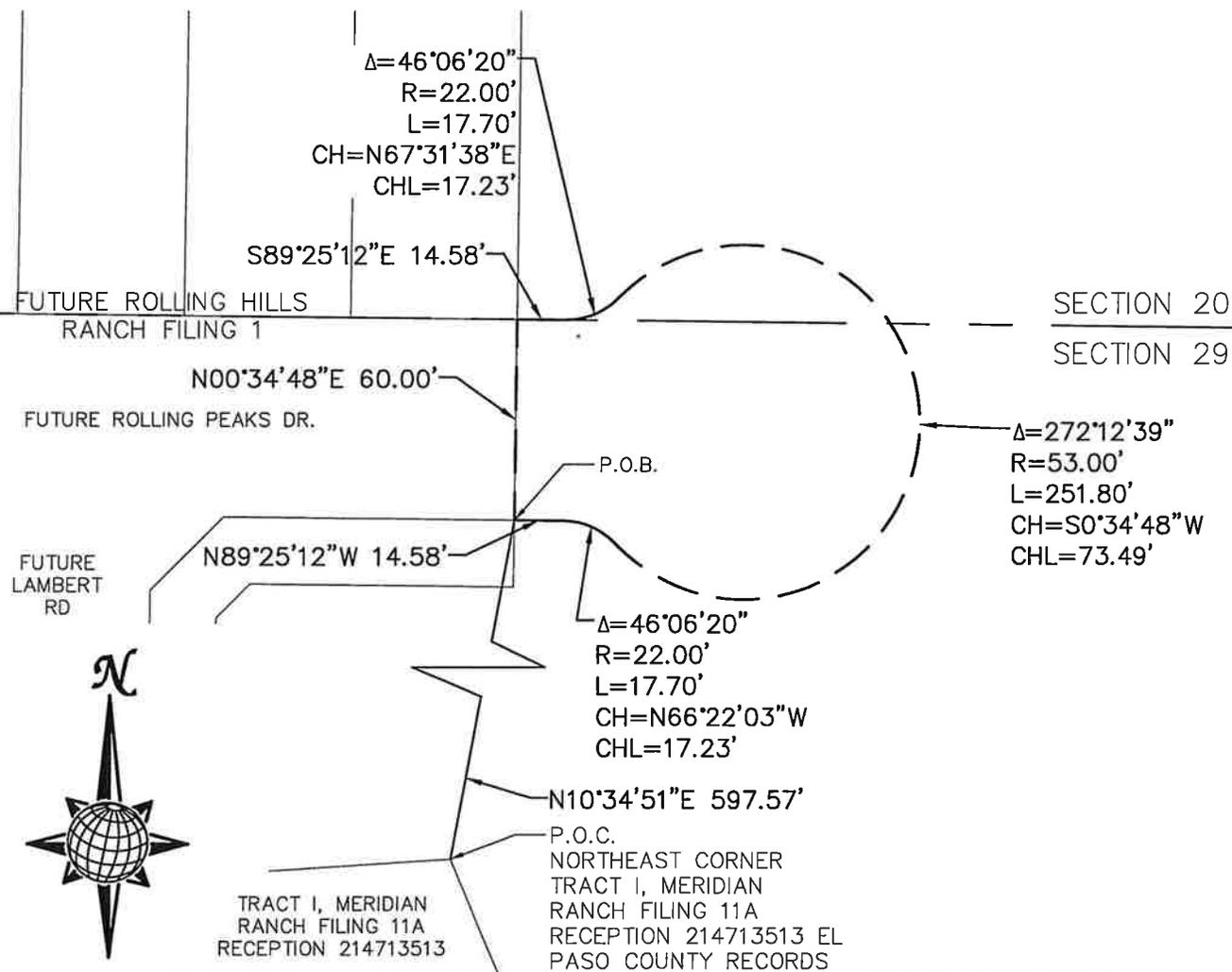
KNOW ALL MEN BY THESE PRESENTS:
 THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE
 FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 20 AND 29,
 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN MOST CORNER OF TRACT I OF MERIDIAN RANCH FILING 11A RECORDED
 WITH RECEPTION NO. 214713513, THENCE N10°34'51"E A DISTANCE OF 597.57 FEET TO THE POINT OF
 BEGINNING OF THIS DESCRIPTION;

1. THENCE N00°34'48"E A DISTANCE OF 60.00 FEET;
2. THENCE S89°25'12"E A DISTANCE OF 14.58 FEET;
2. THENCE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 22.00 FEET, A DELTA ANGLE OF 46°06'20", AN
 ARC LENGTH OF 17.70 FEET, WHOSE LONG CHORD BEARS N67°31'38"E A DISTANCE OF 17.23 FEET;
2. THENCE ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 53.00 FEET, A DELTA ANGLE OF 272°12'39",
 AN ARC LENGTH OF 251.80 FEET, WHOSE LONG CHORD BEARS S00°34'48"W A DISTANCE OF 73.49 FEET;
2. THENCE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 22.00 FEET, A DELTA ANGLE OF 46°06'20", AN
 ARC LENGTH OF 17.70 FEET, WHOSE LONG CHORD BEARS N66°22'03"E A DISTANCE OF 17.23 FEET;
3. THENCE N89°25'12"W A DISTANCE OF 14.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 0.229 ACRES, MORE OR LESS.



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A

SCALE: 1"=50'
 DATE: 02/2021
 DRAWN: TAK
 CHECK: RG

ROLLING HILLS RANCH
 FILING NO. 1
 TURN AROUND EASEMENT

TECH CONTRACTORS
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444