

Project: PPR246 Meridian Ranch Sports Center

NON-EXCLUSIVE PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Meridian Service Metropolitan District whose mailing address is 11886 Stapleton Drive, Falcon Colorado, 80831, (hereinafter "Grantor"), EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, whose address is 200 South 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 one (1) NON-EXCLUSIVE PERMANENT EASEMENT, such easement being hereinafter referred to as PIE-1, said easement being only along, over and across the following described premises situate in the County of El Paso, State of Colorado:

See the attached Exhibit A, said Exhibit A consisting of two (2) pages.

The following covenants shall only pertain to the benefits and burdens associated with the easement referred to as PIE-1:

This non-exclusive, 20-foot-wide permanent easement is for the following purposes related to Storm Profile 3, a County owned and maintained 48-inch reinforced concrete pipe, which include, but are not limited to: location, construction, drainage, slope, maintenance, repair, replacement, operation, ingress and egress. The easement shall be centered on the pipe.

That portion of the easement that pertains to slope control is subject to the following conditions: At no time hereafter shall the Grantor(s), or anyone claiming by, through, or under the Grantor, perform any act or thing which is or may be detrimental to, or have any adverse effect upon the stability of said excavated slopes or embankment, or which shall interfere with the flow of drainage.

The following covenants shall pertain to the benefits associated with the easements PIE-1:

Grantor retains the right to access and make full use of the property upon which the easement is located consistent with Grantee's use as permitted hereunder. 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 facilities associated with Storm Profile 3 shall be planted or allowed to grow in this area and may be removed by the Grantee.

It shall be Grantee's sole obligation to inspect, operate, maintain and make any necessary repairs to the facilities associated with Storm Profile 3 within the area of the easement.

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 this 2nd day of October, 2024.

Project: PPR246 Meridian Ranch Sports Center

GRANTOR:
Meridian Service Metropolitan District

By: *Milton Gabrielski*
Milton Gabrielski, President

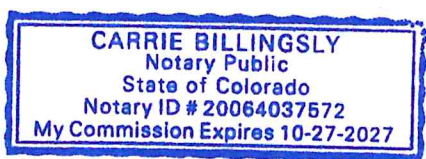
NON-EXCLUSIVE PERMANENT EASEMENT

State of Colorado)
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this 2nd day of October, 2024, by Milton Gabrielski as President of Meridian Service Metropolitan District.

Witness my hand and official seal.

Carrie Billingsly
Notary Public



My Commission Expires: 10/27/2027

Attest: Board of County Commissioners
of El Paso County, Colorado

By: _____
County Clerk and Recorder

By: _____
Cami Bremer, Chair

State of Colorado)
) ss
County of El Paso)

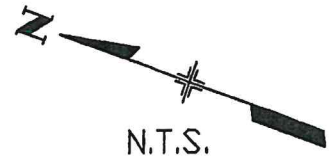
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, Cami Bremer, Chair, Board of County Commissioners of El Paso County, Colorado, and as attested to by _____, County Clerk and Recorder.

Witness my hand and official seal.

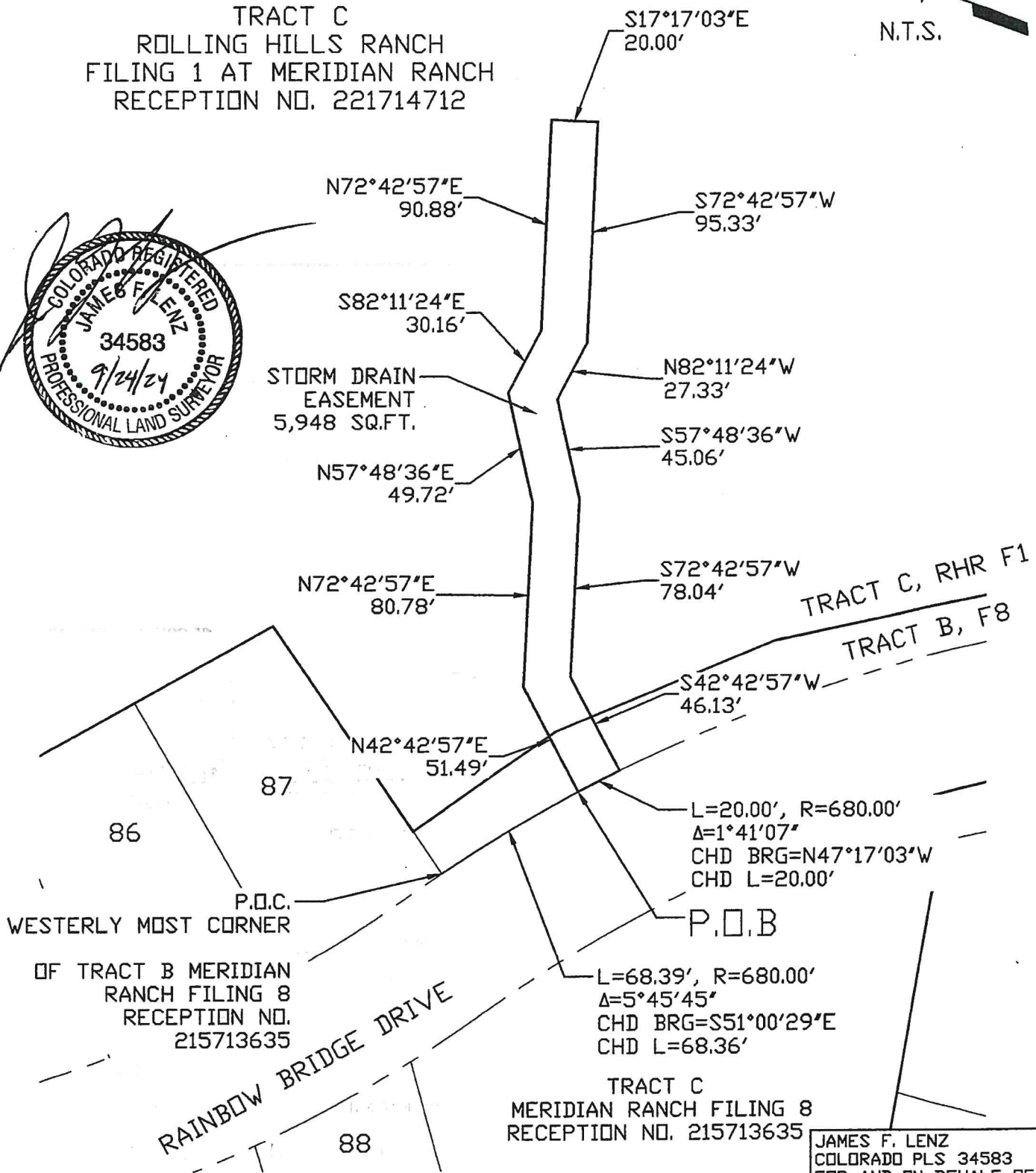
Notary Public

My Commission Expires: _____

EXHIBIT A



TRACT C
ROLLING HILLS RANCH
FILING 1 AT MERIDIAN RANCH
RECEPTION NO. 221714712



JAMES F. LENZ
COLORADO PLS 34583
FOR AND ON BEHALF OF
TECH CONTRACTORS

A1	SCALE: N.T.S	STORM DRAIN EASEMENT MSMD FIELDHOUSE 10559 RAINBOW BRIDGE DR	TECH CONTRACTORS 11910 TOURMALINE DR #130 FALCON, CO 80831 TELEPHONE: 719.495.7444
	DATE: SEP 2024		
	DRAWN: TAK		
	CHECK: JN		

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF TRACT B OF MERIDIAN RANCH FILING 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY, AND A PORTION OF TRACT C OF ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 221714712 IN THE RECORDS OF EL PASO COUNTY, LOCATED IN SOUTHWEST QUARTER OF SECTION 20 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

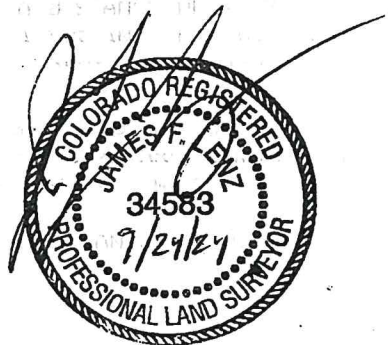
COMMENCING AT THE WESTERLY MOST POINT OF TRACT B OF MERIDIAN RANCH FILING 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF RAINBOW BRIDGE DRIVE OF SAID MERIDIAN RANCH FILING 8, AND A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE AND RIGHT-OF-WAY HAVING A RADIUS OF 680.00 FEET. A DELTA ANGLE OF 5°45'45", AN ARC LENGTH OF 68.39 FEET, WHOSE LONG CHORD BEARS S51°00'29"E A DISTANCE OF 68.36 FEET TO THE TRUE POINT OF BEGINNING

1. THENCE N42°42'57"E A DISTANCE OF 51.49 FEET;
2. THENCE N72°42'57"E A DISTANCE OF 80.78 FEET;
3. THENCE N57°48'36"E A DISTANCE OF 49.72 FEET;
4. THENCE S82°11'24"E A DISTANCE OF 30.16 FEET;
5. THENCE N72°42'57"E A DISTANCE OF 90.88 FEET;
6. THENCE S17°17'03"E A DISTANCE OF 20.00 FEET;
7. THENCE S72°42'57"W A DISTANCE OF 95.33 FEET;
8. THENCE N82°11'24"W A DISTANCE OF 27.33 FEET;
9. THENCE S57°48'36"W A DISTANCE OF 45.06 FEET;
10. THENCE S72°42'57"W A DISTANCE OF 78.04 FEET;
11. THENCE S42°42'57"W A DISTANCE OF 46.13 FEET TO A NON-TANGENT CURVE TO THE LEFT AND SAID EASTERLY RIGHT-OF-WAY LINE OF RAINBOW BRIDGE DRIVE;
12. THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 680.00 FEET. A DELTA ANGLE OF 1°41'07", AN ARC LENGTH OF 20.00 FEET, WHOSE LONG CHORD BEARS N47°17'03"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 5,948 SQ FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25' ALUM. CAP LS #30087).



JAMES F. LENZ COLORADO PLS 34583 FOR AND ON BEHALF OF TECH CONTRACTORS

A2	SCALE: N.T.S	STORM DRAIN EASEMENT MSMD FIELDHOUSE 10559 RAINBOW BRIDGE DR	TECH CONTRACTORS 11910 TOURMALINE DR #130 FALCON, CO 80831 TELEPHONE: 719.495.7444
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