

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

For

BUNTING MULTI-FAMILY, FISHERS CANYON BANK PROTECTION

This TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("AGREEMENT") is made this 21 day of May, 2018, by ROGER SHEPHERD, whose mailing address is P.O. Box 160, Nederland, Colorado ~~80466~~ (hereinafter "Grantor"), for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, in hand paid by GNC BUNTING, LLC, a Colorado Limited Liability Company, whose mailing address is 205 Sedona Dr., Colorado Springs, CO 80921, (hereinafter "Grantee"). Grantor has given and granted, and by these presents does hereby give and grant unto the said Grantee, a TEMPORARY CONSTRUCTION EASEMENT. The Easement is non-exclusive and shall be in force for one year from the date of this Agreement or until the end of the project, whichever comes first. The following is the described premises:

See attached **Exhibit A**, Legal Description and **Exhibit B**, Sketch

This temporary construction easement is for the following purposes, which include but are not limited to: grading, construction, maintenance, ingress and egress related to creek bank grading and rip-rap bank stabilization. Grantee shall construct on Grantee's property and Grantor's property within the easement area the project in accordance with plans approved by the County Engineer. Upon completion of the project, the County will inspect the construction.

Grantee does hereby agree to conduct its construction activities in a neat and workmanlike manner, to avoid damage to any existing structures and to rework any existing approach entrances affected by said construction. At the end of the project, Grantee shall smooth, re-seed, and blanket as indicated on the approved Construction Plans any disturbed area not protected with the new rip-rap stabilization.

IN WITNESS WHEREOF, the Grantor(s) has executed this TEMPORARY CONSTRUCTION EASEMENT this 21 day of May, 2018.

GRANTOR:
ROGER SHEPHERD

By: Roger Shepherd
Roger Shepherd, Owner

State of Colorado)
County of Boulder) SS

Chuck Broerman
06/05/2018 03:10:48 PM
Doc \$0.00 4
Rec \$28.00 Pages

El Paso County, CO

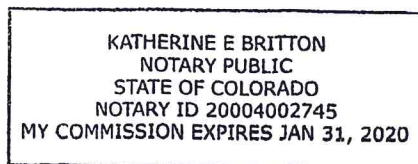


218064364

The foregoing instrument was acknowledged before me this 21 day of May, 2018, by Roger Shepherd as Owner.

Witness my hand and official seal.

Katherine E Britton
Notary Public



My Commission Expires: 1-31-2020

GRANTEE:
GNC BUNTING, LLC

By: *George Everett Bunting*
George Everett Bunting, Manager

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this 5TH day of JUNE, 2018, by George Everett Bunting as Manager of GNC Bunting, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

David R. Gorman
Notary Public

DAVID R GORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20074028051
MY COMMISSION EXPIRES JULY 20, 2019

My Commission Expires: 7/20/2019



TEMPORARY CONSTRUCTION EASEMENT EXHIBIT A

LAND DESCRIPTION

A TRACT OF LAND IN SCHEDULE NO. 6504300029 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINIPAL MERIDIAN.

(BEARINGS ARE BASED ON THE NORTH LINE OF HAMPTON SOUTH, SAID LINE BEARS S89°20'50"W)

COMMENCING AT A POINT ON THE NORTH LINE OF STRATMOOR SOUTH SUBDIVISION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CHAMBERLIN SOUTH; THENCE S89°20'50"W, 241.00 FEET ALONG THE NORTH LINE OF SAID STRATMOOR SOUTH SUBDIVISION TO THE **POINT OF BEGINNING**;

THENCE CONTINUING S89°20'50"W, 116.00 FEET ALONG THE NORTH LINE OF SAID STRATMOOR SOUTH SUBDIVISION;

THENCE S70°16'26"W, 46.68 FEET ALONG THE NORTH LINE OF SAID STRATMOOR SOUTH SUBDIVISION;

THENCE N19°43'34"W, 32.00 FEET;

THENCE S89°11'15"E, 40.00 FEET;

THENCE N23°41'05"E, 50.00 FEET;

THENCE S56°29'43"E, 80.00 FEET;

THENCE N89°20'50"W, 43.78 FEET;

THENCE S00°39'10"E, 14.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,767 SF. (0.109 AC.), MORE OR LESS.

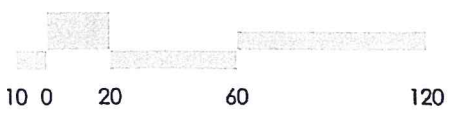
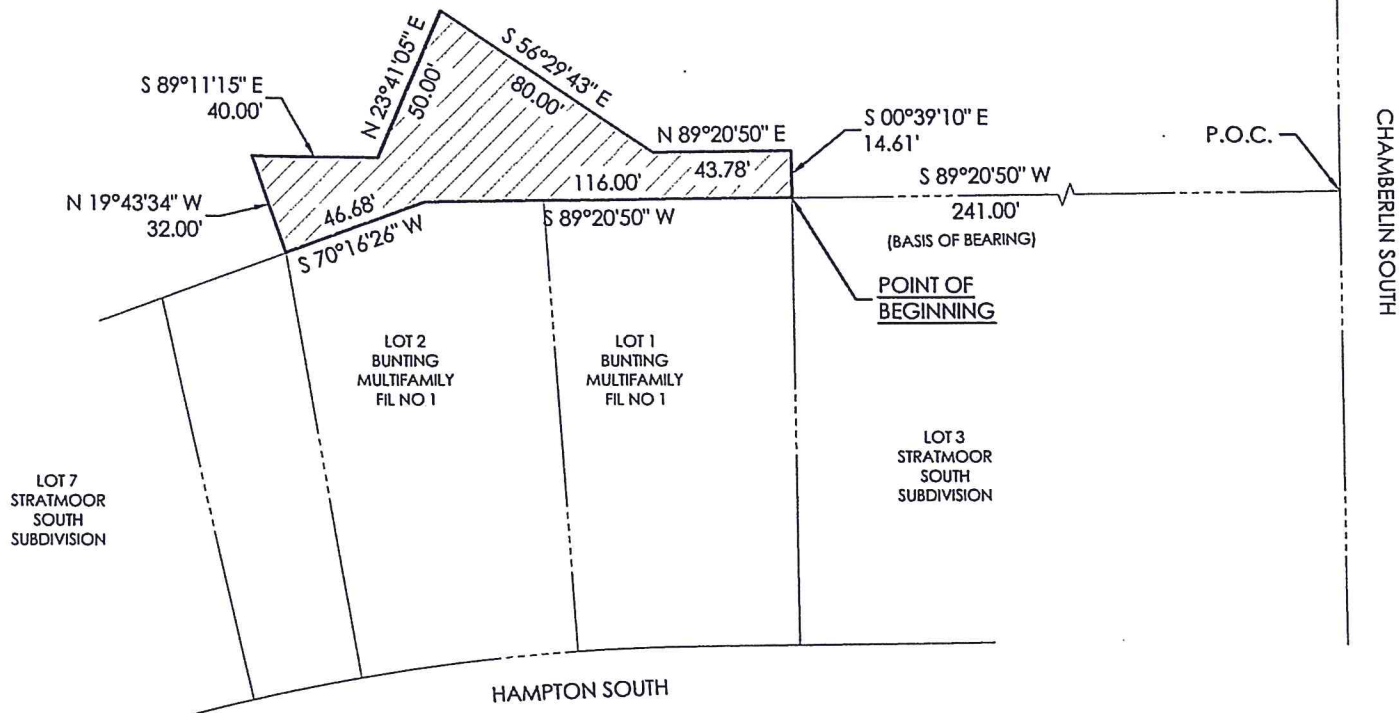
Prepared By:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
4 April, 2018

Z:\61072\Documents\Legal Descriptions\61072-Temp Const Esmt Legal Description-Exhibit.A.odt

Page 1 of 1

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

UNPLATTED
(6504300029)



1" = 60' 1:720



<p>MONUMENT VALLEY ENGINEERS INC. ENGINEERS & SURVEYORS 1903 ILLIARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736</p>	XRFFS	PROJECT: BUNTING MULTIFAMILY FILING NO. 1		
		TITLE: TEMP CONSTRUCTION ESMT EXHIBIT B		
		PROJ. NO. 61072	DATE: 4/4/2018	DRAWING NO. TEMP-ESMT
		SHEET 1 OF 1		