Chuck Broerman 05/14/2018 02:17:58 PM Doc \$0.00 Rec \$43.00 Pages

GRANT OF RIGHT OF WAY

El Paso County, CO

of the County of El Paso, State of Colorado, hereinafter called the "Grantor", in consideration of the sum of ten dollars and other valuable considerations, hereby grants to Mountain View Electric Association, Inc., a Colorado Corporation, P.O. Box 1600, Limon, Colorado 80828, hereinafter called the "Grantee", its successors and assigns, and warrants title thereto, the easement and right-of-way to construct, maintain, change, renew, relocate, enlarge and operate its line or lines for the transmission and distribution of electrical energy and the monitoring and control thereof, including the necessary conduits, wires, and fixtures and as incident thereto, and in connection therewith, to construct, maintain, operate, relocate and enlarge such transformers, switch cabinets, voltage regulators and other above-ground apparatus, as may be found advisable, together with the right of ingress and egress across Grantor's property for any purpose necessary in connection therewith, over, upon, under and alonga strip of land Varies feet in width owned by Grantor, located in Section 33, Township 12 South, Range 65 West of the 6th P.M County of El Paso, State of Colorado, described as follows:

An easement as described by the attached legal description and shown by the attached Exhibit "B" & "C"

The Grantee shall have the right (1) to trim or cut down any trees and shrubbery on or adjacent to said strip of land, and to control the growth of same by machinery or otherwise; and (2) to remove and enjoin and restrain the placement of any objects or buildings or changes of grade which may interfere with the construction and operation of such lines.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

The Grantor covenants and agrees for himself, his heirs and assigns, not to change grade or erect any building or structure within the limits of said strip of land; and the Grantee, its successors and assigns, shall have the right, upon 10 days written notice to Grantor and AT THE EXPENSE OF GRANTOR (OR GRANTOR'S SUCCESSORS OR ASSIGNS), to remove objects or buildings interfering with the construction, maintenance, operation, control and use of said lines, to restore grade, or to relocate Grantee's facilities and right-of-way in order to remove the interference.

The Grantor agrees that all wires, cables and other facilities, including any main service entrance equipment, installed in, upon or under the above-described easement and right-of-way by Grantee shall remain the property of Grantee, removable at the option of Grantee.

This grant is subject to the right of the Grantor, his successors and assigns, to pass over said strip of land from one portion of the land to another, and to otherwise use, pasture and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to repair, replace or pay for any damage which may arise from constructing, maintaining, operating or removing said electric distribution and/or transmission line or lines so far as the same shall affect fences, irrigation or draining ditches, or growing lawns, gardens or crops (not including trees unless specifically agreed to by a separate writing) that do not interfere with the operation and use of Grantee's lines and equipment, said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor (or Grantor's successors or assigns), one by the Grantee and the third person by the two persons aforesaid; the award of such three persons to be final and conclusive.

The word "Grantor", wherever used herein, shall include either one or more persons or entities, and the masculine case wherever

		and agreements herein shall run with the land and shall bind and inure to the
benefit of the successors, he	eirs and assigns of the parties.	^
Executed this 1114 day of	MAY .2018.	Sandforls
STATE OF COLORADO))ss.	James f. MoRley
COUNTY OF EL PASO)	<i>)</i> 35.	MANAGET
The within instrum	ment was acknowledged before me the	his lay of MAY, 2018
by JAMES F. M		sMANAGAL of
(Print the name(s)	signed above)	

ERIC S HOWARD Notary Public State of Colorado

(SEAL)

Notary ID # 20144021884 My Commission Expires 05-30-2022 WITNESS my hand and official see

Notary Public
20 horupa Cr. Cora 5166 Co 80963
Notary's Address

My Commission Expires May 30, 2022



20 Boulder Crescent, STE 110 Colorado Springs, CO 80903 Mail to: PO Box 1360 Colorado Springs, CO 80901 719.955.5485

PUBLIC UTILITY EASEMENT EXHIBIT "B"

M&S Job No. 09-002 FEBRUARY 13, 2018

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 32, 33 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND IN PORTIONS OF SECTIONS 4 AND 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34; THENCE N74°16'28"W, A DISTANCE OF 2831.68 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE \$76°19'20"W A DISTANCE OF 1800.45 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20", (THE LONG CHORD OF WHICH BEARS S64°22'41"W A DISTANCE OF 389.09 FEET), AN ARC DISTANCE OF 391.92 FEET;

THENCE \$41°03'23"W A DISTANCE OF 60.19 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'13", (THE LONG CHORD OF WHICH BEARS \$44°34'38"W A DISTANCE OF 136.82 FEET), AN ARC DISTANCE OF 136.95 FEET:

THENCE \$40°21'31"W A DISTANCE OF 409.09 FEET;

THENCE \$49°38'29"E A DISTANCE OF 287.66 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 923.50 FEET, A CENTRAL ANGLE OF 51°15'48", (THE CHORD OF WHICH BEARS S24°00'35"E, A DISTANCE OF 798.98 FEET), AN ARC DISTANCE OF 826.27 FEET;

THENCE S89°16'32"W, A DISTANCE OF 20.02 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 903.50 FEET, A CENTRAL ANGLE OF 51°18'55", (THE CHORD OF WHICH BEARS N23°59'02"W, A DISTANCE OF 782.42 FEET), AN ARC DISTANCE OF 809.19 FEET;

THENCE N49°38'29"W A DISTANCE OF 1248.73 FEET;

THENCE \$44°52'40"W A DISTANCE OF 180.62 FEET;

THENCE N49°38'29"W, A DISTANCE OF 212.84 FEET;

THENCE \$40°10'49"W, A DISTANCE OF 122.00 FEET;

THENCE S49°38'29"E A DISTANCE OF 1835.64 FEET;

THENCE S02°00'17"W A DISTANCE OF 510.77 FEET;

THENCE S88°42'36"W A DISTANCE OF 20.03 FEET;

THENCE N02°00'17"E A DISTANCE OF 502.24 FEET;

THENCE N49°38'29"W A DISTANCE OF 1825.90 FEET;

THENCE \$40°10'49"W A DISTANCE OF 767.14 FEET;

THENCE S89°12'38"W A DISTANCE OF 26.49 FEET;

THENCE N40°10'49"E A DISTANCE OF 1703.07 FEET;

THENCE S49°38'29"E A DISTANCE OF 20.00 FEET;

THENCE S40°10'49"W A DISTANCE OF 756.50 FEET;

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THENCE S49°38'29"E A DISTANCE OF 213.73 FEET;
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THENCE \$44°52'40"E, A DISTANCE OF 180.62 FEET;

THENCE S49°38'29"E, A DISTANCE OF 820.24 FEET;

THENCE N40°21'31"E A DISTANCE OF 409.09 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 08°37'55", (THE LONG CHORD OF WHICH BEARS N44°40'28"E A DISTANCE OF 161.05 FEET), AN ARC DISTANCE OF 161.20 FEET;

THENCE N59°59'22"E A DISTANCE OF 61.40 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 24°04'19", (THE LONG CHORD OF WHICH BEARS N64°17'11"E A DISTANCE OF 442.07 FEET), AN ARC DISTANCE OF 445.34 FEET;

THENCE N76°19'20"E A DISTANCE OF 1274.09 FEET;

THENCE N13°40'40"W A DISTANCE OF 198.90 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 18°23'00", (THE LONG CHORD OF WHICH BEARS N22°52'10"W A DISTANCE OF 130.99 FEET), AN ARC DISTANCE OF 131.55 FEET;

THENCE N32°03'40"W A DISTANCE OF 152.06 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 34°28'06", (THE LONG CHORD OF WHICH BEARS N14°49'37"W A DISTANCE OF 358.50 FEET), AN ARC DISTANCE OF 363.96 FEET;

THENCE N02°24'26"E A DISTANCE OF 1234.13 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 37°09'22", (THE LONG CHORD OF WHICH BEARS N20°59'07"E A DISTANCE OF 471.52 FEET), AN ARC DISTANCE OF 479.89 FEET;

THENCE N39°33'48"E A DISTANCE OF 559.37 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 39°49'08", (THE LONG CHORD OF WHICH BEARS N19°39'14"E A DISTANCE OF 357.56 FEET), AN ARC DISTANCE OF 364.86 FEET;

THENCE N00°15'20"W A DISTANCE OF 229.19 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 46°42'28", (THE LONG CHORD OF WHICH BEARS N23°36'34"W A DISTANCE OF 416.23 FEET), AN ARC DISTANCE OF 427.98 FEET;

THENCE \$40°36'01"W A DISTANCE OF 904.31 FEET;

THENCE S38°32'43"W A DISTANCE OF 374.62 FEET;

THENCE S51°27'17"E A DISTANCE OF 10.00 FEET;

THENCE S38°32'43"W A DISTANCE OF 44.99 FEET;

THENCE N00°07'25"W A DISTANCE OF 32.01 FEET;

THENCE N38°32'43"E A DISTANCE OF 394.80 FEET;

THENCE N40°36'01"E A DISTANCE OF 914.82 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 47°49'29", (THE LONG CHORD OF WHICH BEARS \$24°10'05"E A DISTANCE OF 433.71 FEET), AN ARC DISTANCE OF 446.56 FEET;

THENCE S00°15'20"E A DISTANCE OF 30.00 FEET;

THENCE N89°44'40"E A DISTANCE OF 127.13 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 50°10'52", (THE LONG CHORD OF WHICH BEARS N64°39'14"E A DISTANCE OF 504.62 FEET), AN ARC DISTANCE OF 521.12 FEET:

THENCE N39°33'48"E A DISTANCE OF 622.03 FEET;

THENCE N50°26'12"W A DISTANCE OF 703.07 FEET;

THENCE N83°57'00"E A DISTANCE OF 27.99 FEET;

THENCE S50°26'12"E A DISTANCE OF 1489.63 FEET;

THENCE S39°33'48"W A DISTANCE OF 20.00 FEET;

THENCE N50°26'12"W A DISTANCE OF 796.13 FEET;

THENCE \$39°33'48"W A DISTANCE OF 622.03 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 50°10'52", (THE LONG CHORD OF WHICH BEARS \$64°39'14"W A DISTANCE OF 513.10 FEET), AN ARC DISTANCE OF 529.87 FEET;

THENCE S89°44'40"W A DISTANCE OF 127.13 FEET;

THENCE S00°15'20"E A DISTANCE OF 189.19 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 39°49'08", (THE LONG CHORD OF WHICH BEARS \$19°39'14"W A DISTANCE OF 364.37 FEET), AN ARC DISTANCE OF 371.81 FEET:

THENCE S39°33'48"W A DISTANCE OF 559.37 FEET:

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 37°09'22", (THE LONG CHORD OF WHICH BEARS \$20°59'07"W A DISTANCE OF 465.15 FEET), AN ARC DISTANCE OF 473.40 FEET;

THENCE S02°24'26"W A DISTANCE OF 1234.13 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 34°28'06", (THE LONG CHORD OF WHICH BEARS \$14°49'37"E A DISTANCE OF 352.57 FEET), AN ARC DISTANCE OF 357.94 FEET:

THENCE \$32°03'40"E A DISTANCE OF 152.06 FEET:

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 18°23'00", (THE LONG CHORD OF WHICH BEARS \$22°52'10"E A DISTANCE OF 134.18 FEET), AN ARC DISTANCE OF 134.76 FEET;

THENCE \$13°40'40"E A DISTANCE OF 198.90 FEET:

THENCE N76°19'20"E A DISTANCE OF 353.01 FEET:

THENCE \$76°13'42"E A DISTANCE OF 43.39 FEET:

THENCE \$76°19'20"W A DISTANCE OF 1675.60 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 24°08'46", (THE LONG CHORD OF WHICH BEARS S64°14'57"W A DISTANCE OF 435.05 FEET), AN ARC DISTANCE OF 438.29 FEET;

THENCE S59°59'22"W A DISTANCE OF 60.83 FEET;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 08°31'38", (THE LONG CHORD OF WHICH BEARS S44°37'20"W A DISTANCE OF 156.13 FEET), AN ARC DISTANCE OF 156.27 FEET;

THENCE \$40°21'31"W A DISTANCE OF 409.09 FEET;

THENCE \$49°38'29"E A DISTANCE OF 100.00 FEET;

THENCE N40°21'31"E A DISTANCE OF 409.09 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'18", (THE LONG CHORD OF WHICH BEARS N44°32'10"E A DISTANCE OF 138.41 FEET), AN ARC DISTANCE OF 138.53 FEET:

THENCE N41°03'23"E A DISTANCE OF 60.83 FEET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30", (THE LONG CHORD OF WHICH BEARS N64°19'05"E A DISTANCE OF 399.33 FEET), AN ARC DISTANCE OF 402.26 FEET;

2/14/18

DATE

THENCE N76°19'20"E A DISTANCE OF 1790.32 FEET:

THENCE \$40°32'14"E A DISTANCE OF 22.42 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.762 ACRES MORE OR LESS.

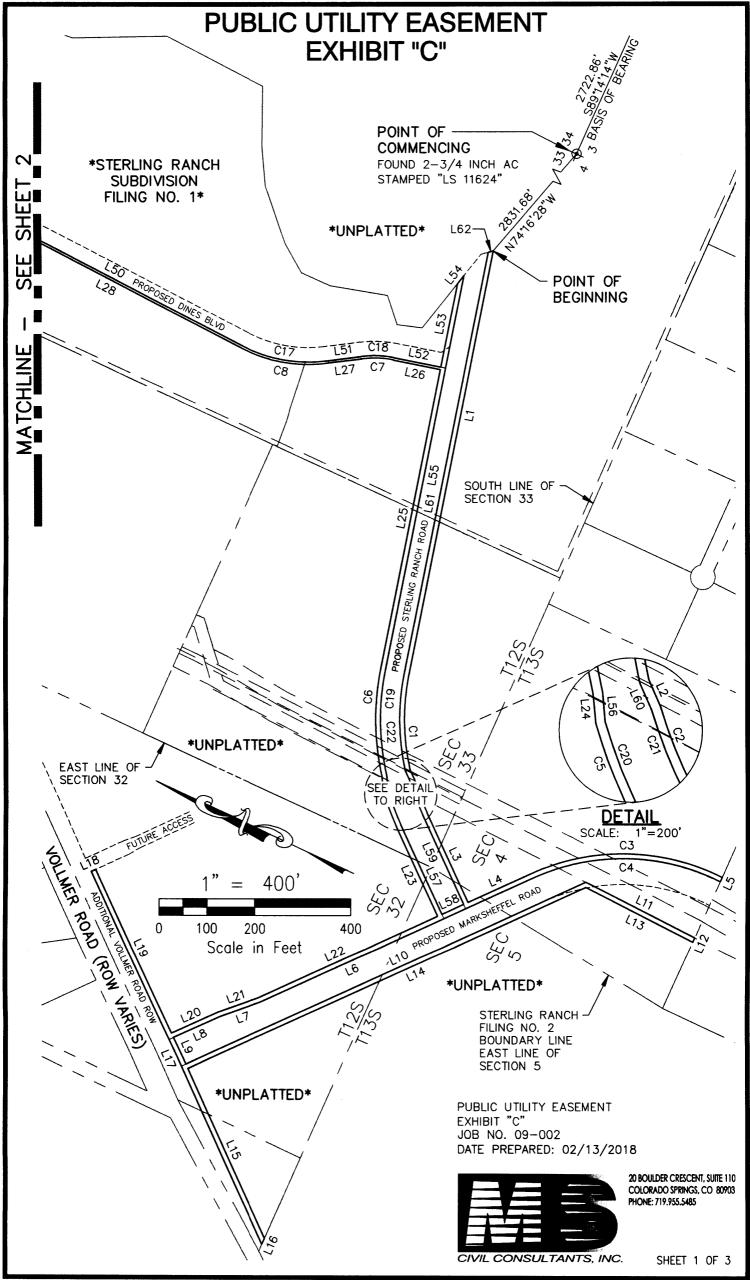
PREPARED BY:

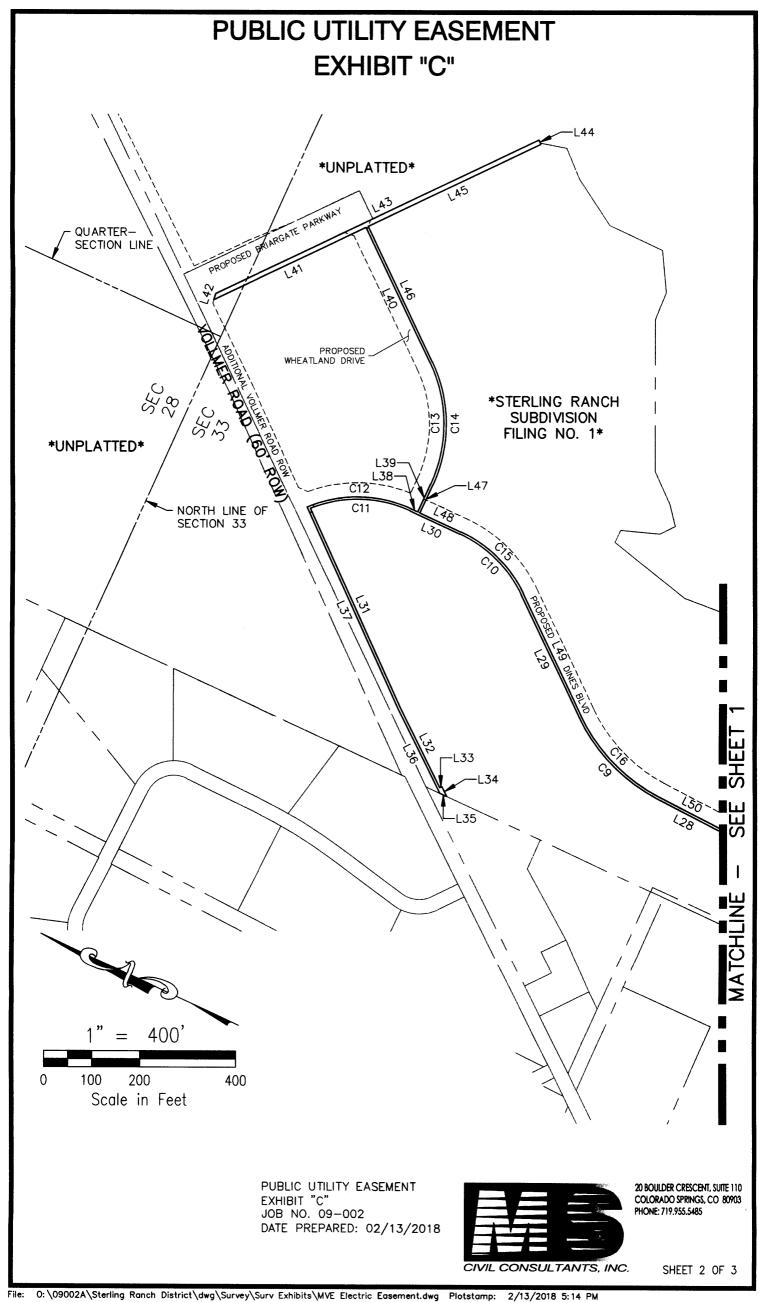
VERNON P. TAYLOR, COLORADO PLS NO. 25966

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS. CO 80903

00 REGISTERS
00 N P. 19 L. 10 N P. 25966 R
2/14/18
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PUBLIC UTILITY EASEMENT EXHIBIT "C"

EASEMENT LINE TABLE					
LINE #	DISTANCE	BEARING			
L1	1800.45'	S7619'20"W			
L2	60.19'	S41°03'23"W			
L3	409.09'	S40°21'31"W			
L4	287.66'	S49*38'29"E			
L5	20.02'	S89"16'32"W			
L6	1248.73	N49°38'29"W			
L7	180.62'	N44*52'40"W			
L8	212.84'	N49°38'29"W			
L9	122.00'	S40°10'49"W			
L10	1835.64	S49'38'29"E			
L11	510.77'	S2'00'17"W			
L12	20.03'	S88'42'36"W			
L13	502.24	N2'00'17"E			
L14	1825.90'	N49'38'29"W			
L15	767.14'	S40°10'49"W			
L16	26.49'	S89"12'38"W			
L17	1703.07	N40°10'49"E			
L18	20.00'	S49*38'29"E			
L19	756.50'	S40'10'49"W			
L20	213.73'	S49'38'29"E			
L21	180.62'	S44°52'40"E			

EASE	EASEMENT LINE TABLE				
LINE #	DISTANCE	BEARING			
L22	820.24	S49'38'29"E			
L23	409.09'	N40°21'31"E			
L24	61.40'	N59*59'22"E			
L25	1274.09'	N76"19'20"E			
L26	198.90'	N13°40'40"W			
L27	152.06'	N32°03'40"W			
L28	1234.13'	N2°24'26"E			
L29	559.37'	N39*33'48"E			
L30	229.19'	N0'15'20"W			
L31	904.31'	S40'36'01"W			
L32	374.62'	S38*32'43"W			
L33	10.00'	S51°27'17"E			
L34	44.99'	S38*32'43"W			
L35	32.01'	N0°07'25"W			
L36	394.80'	N38*32'43"E			
L37	914.82'	N40°36'01"E			
L38	30.00'	S0°15'20"E			
L39	127.13'	N89°44'40"E			
L40	622.03'	N39°33'48"E			
L41	703.07	N50°26'12"W			
L42	27.99'	N83'57'00"E			

EASEMENT LINE TABLE					
LINE #	DISTANCE	BEARING			
L43	1489.63'	S50°26'12"E			
L44	20.00'	S39*33'48"W			
L45	796.13'	N50°26'12"W			
L46	622.03'	S39°33'48"W			
L47	127.13'	S89°44'40"W			
L48	189.19'	S0°15'20"E			
L49	559.37'	S39°33'48"W			
L50	1234.13'	S2°24'26"W			
L51	152.06'	S32'03'40"E			
L52	198.90'	S13'40'40"E			
L53	353.01'	N76'19'20"E			
L54	43.39'	S76'13'42"E			
L55	1675.60'	S76'19'20"W			
L56	60.83	S59*59'22"W			
L57	409.09'	S40°21'31"W			
L58	100.00'	S49'38'29"E			
L59	409.09'	N40°21'31"E			
L60	60.83	N41°03'23"E			
L61	1790.32'	N76°19'20"E			
L62 22.42'		S40°32'14"E			

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	391.92	940.00	23'53'20"	S64*22'41"W	. 389.09'
C2	136.95	930.00	8*26'13"	S44'34'38"W	136.82'
С3	826.27	923.50	51"15'48"	S24°00'35"E	798.98'
C4	809.19	903.50	51"18'55"	N23*59'02"W	782.42'
C5	161.20	1070.00	8 ' 37'55 "	N44°40'28"E	161.05'
C6	445.34	1060.00	24'04'19"	N64'17'11"E	442.07'
C7	131.55	410.00	18*23'00"	N22°52'10"W	130.99'
C8	363.96	605.00	34*28'06"	N14°49'37"W	358.50'
C9	479.89	740.00	37'09'22"	N20°59'07"E	471.52'
C10	364.86	525.00	39'49'08"	N19*39'14"E	357.56'
C11	427.98	525.00	46'42'28"	N23°36'34"W	416.23'
C12	446.56	535.00	47'49'29"	S24°10'05"E	433.71'
C13	521.12	595.00	5010'52"	N64°39'14"E	504.62'
C14	529.87	605.00	50'10'52"	S64°39'14"W	513.10'
C15	371.81	535.00	39'49'08"	S19'39'14"W	364.37'
C16	473.40	730.00	37'09'22"	S20'59'07"W	465.15'
C17	357.94	595.00	34°28'06"	S14'49'37"E	352.57'
C18	134.76	420.00	18'23'00"	S22*52'10"E	134.18'
C19	438.29	1040.00	24'08'46"	S64°14'57"W	435.05'
C20	156.27	1050.00	8'31'38"	S44'37'20"W	156.13'
C21	138.53	950.00	8*21'18"	N44°32'10"E	138.41'
C22	402.26	960.00	24'00'30"	N6419'05"E	399.33'

PUBLIC UTILITY EASEMENT EXHIBIT "C" JOB NO. 09-002 DATE PREPARED: 02/13/2018



20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

SHEET 3 OF 3