

NON-EXCLUSIVE PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **S.R.LAND, LLC**, a Colorado limited liability company, whose address is 20 Boulder Crescent, Suite 200, Colorado Springs, Colorado 80915, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars and No Cents, (\$10.00), and other good and valuable consideration in hand paid by **EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO**, and **STERLING RANCH METROPOLITAN DISTRICT NO. 1**, a special district and political subdivision of the State of Colorado, hereinafter called the Grantees, the receipt and sufficiency is hereby acknowledged, have given and granted and by these presents does hereby give and grant unto said Grantees, their heirs, successors or assigns, a NON-EXCLUSIVE PERMANENT EASEMENT only along, over and across the following described premises (hereinafter the "Easement Area"):

See attached **Exhibits A** (Sterling Ranch Filing No. 1 – 4.394 acres)

The purpose of this easement is for public storm-water drainage and the related stabilization improvements, including, but not limited to, channel and slope grading, channel grade control structures, channel bank lining and maintenance access to channel and drainage improvements within the easement. Grantor shall not construct improvements in the easement area that would unreasonably interfere with the Grantees' or Assignees' use of the easement area.

That portion of the easement that pertains to slope control is subject to the following conditions: at no time hereafter shall the Grantor, or anyone claiming by, through, or under them, 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 parties agree that all of the public improvements to be completed within the easement shall be constructed and maintained in compliance with the following:

- a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special district and/or servicing authorities.
- b. Such other designs, drawings, maps, specifications, sketches and other matters submitted to and approved by any of the above-stated governmental entities.

Grantor hereby covenants with the Grantees that it has good title to the afore-described premises, that it has good and lawful right to grant this easement, that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the Grantor has executed this Non-Exclusive Permanent Easement this 13 day of January, 2018.

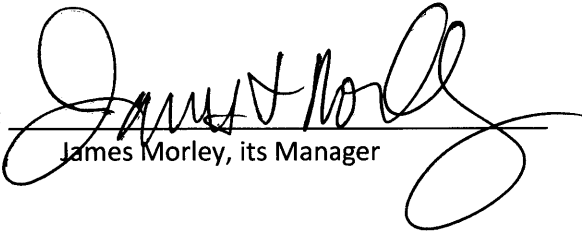
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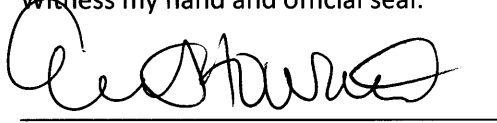
S.R. LAND, LLC, a Colorado limited liability company

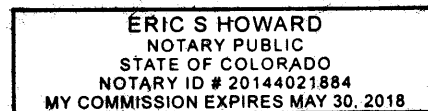
By: 
James Morley, its Manager

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this 30th day of JANUARY, 2018, by James Morley.

Witness my hand and official seal:


Notary Public



My Commission Expires: MAY 30 2018



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

EXHIBIT A
STERLING RANCH FILING NO. 1
STORM BYPASS SYSTEM EASEMENT
DATE: JANUARY 22, 2018

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, 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. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", 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 N26°01'39"W, A DISTANCE OF 5741.22 FEET TO THE POINT OF BEGINNING;

THENCE S39°33'48"W, 1919.11 FEET;

THENCE S59°45'21"E, 241.11 FEET;

THENCE N83°06'42"E, 55.93 FEET;

THENCE S51°53'18"E, 158.34 FEET;

THENCE S30°00'00"E, 151.53 FEET;

THENCE S21°15'56"E, 166.29 FEET;

THENCE S55°59'05"E, 321.01 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 9°20'09" (THE CHORD OF WHICH BEARS S51°19'00"E A DISTANCE OF 116.37 FEET), AN ARC DISTANCE OF 116.50 FEET;

THENCE S75°37'49"W, 15.15 FEET;

THENCE S03°31'08"W, 22.43 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 9°51'38" (THE CHORD OF WHICH BEARS N51°03'16"W A DISTANCE OF 117.74 FEET), AN ARC DISTANCE OF 117.89 FEET;

THENCE N55°59'05"W, 330.39 FEET;

THENCE N21°15'56"W, 173.37 FEET;

THENCE N30°00'00"W, 143.43 FEET;

THENCE N51°53'18"W, 140.11 FEET;

THENCE S83°06'42"W, 53.58 FEET;

THENCE N59°45'21"W, 276.50 FEET;

THENCE N20°32'55"W, 69.07 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF
VOLLMER ROAD;
THENCE N39°33'48"E ALONG SAID RIGHT-OF-WAY LINE, 1918.39 FEET;
THENCE S50°26'12"E, 80.00 FEET TO THE POINT OF BEGINNING.

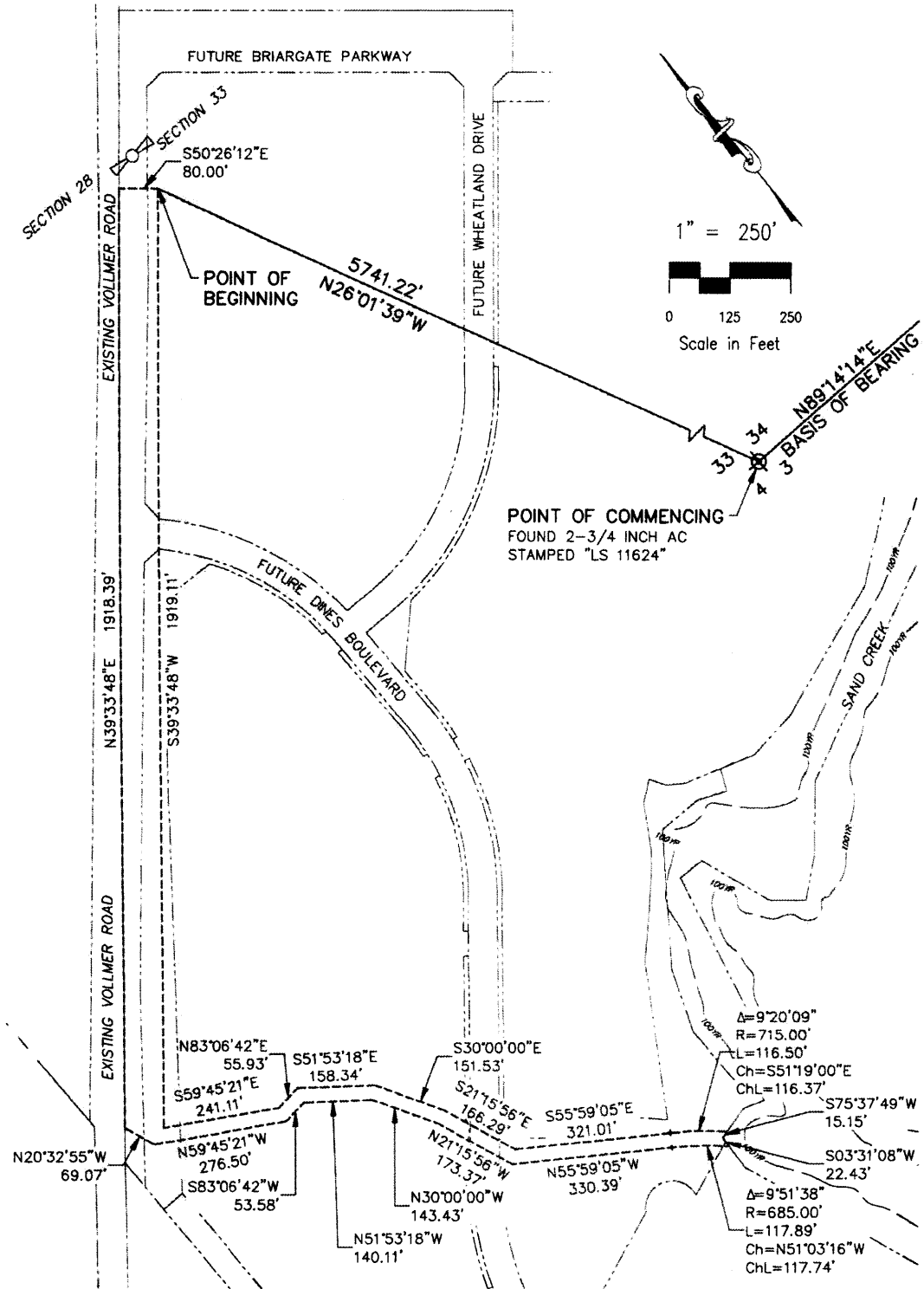
SAID PARCEL CONTAINS A CALCULATED AREA OF 191,383 S.F. (4.394 ACRES MORE OR LESS).

PREPARED BY:

Vernon P. Taylor 1/22/18
VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903



STERLING RANCH FILING NO. 1 STORM BYPASS SYSTEM EASEMENT EXHIBIT "C"



STERLING RANCH FILING NO. 1
STORM BYPASS SYSTEM EASEMENT
EXHIBIT "C"
JOB NO. 09-002
DATE PREPARED: 01/19/2018



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

SHEET 1 OF 1