

SF 20-27

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PGS 4

6/10/2021 10:35 AM  
\$28.00 DF \$0.00

Electronically Recorded Official Records El Paso County CO  
Chuck Broerman, Clerk and Recorder  
TD1000 N

**TEMPORARY TURN-AROUND EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that **FLRD #2 LLC**, a Colorado limited liability company, hereinafter called the "Grantor", for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations in hand paid by the **BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO** hereinafter called the "Grantee", the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents does hereby give and grant unto said Grantee, their heirs successors or assigns an **EXCLUSIVE EASEMENT** only along, over and across the following legally described premises:

See attached Exhibit A

for the purpose of a temporary road right of way turn-around easement (the "Easement"). The Easement shall remain in force and effect until such time as the Easement Area is platted as part of a new subdivision plat. At the time of recording of the new subdivision plat, a portion of the Easement Area shall be platted as road right of way pursuant to County standards and approved construction drawings and a portion shall be platted as lots or tracts, and this Easement shall automatically terminate without further action from either party.

This Easement shall not be deemed to bind Grantee to any responsibility for maintenance or repair of the Easement unless and until the road improvements constructed thereon have been preliminary accepted by Grantee.

Grantor shall not grant any further easements or interest in the easement property without the written consent of Grantee, which consent shall not be unreasonably withheld.

IN WITNESS WHEREOF, Grantor has executed this easement this 10<sup>th</sup> day of June, 2021.

**"GRANTOR"**

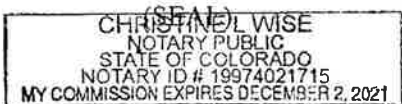
FLRD #2, LLC


By:   
George Lenz, EVP of ~~the Manager~~ *Development Manager*

STATE OF COLORADO )  
 ) ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2021, by George Lenz, as the EVP of the ~~Manager~~ *Development* for the Grantor.

Witness my ~~hand~~ *Development* and official seal.



  
Notary Public  
My Commission Expires: 12-02-2021

**Exhibit A**  
(Legal Description Attached)



619 North Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790 (719)785-0799(fax)

JOB NO. 1175.60-03R  
OCTOBER 1, 2020  
REV. DECEMBER 23, 2020  
PAGE 1 OF 2

### LEGAL DESCRIPTION: TEMPORARY TURN-AROUND EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19588" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

A PARCEL OF LAND BEING CIRCULAR IN SHAPE HAVING A RADIUS OF 75.00 FEET WHOSE CENTER POINT BEARS S78°09'33"W, A DISTANCE OF 3924.35 FEET FROM THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 17,671 SQUARE FEET.

### LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

A handwritten signature in black ink, appearing to read "Douglas P. Reinelt", written over a circular professional seal.



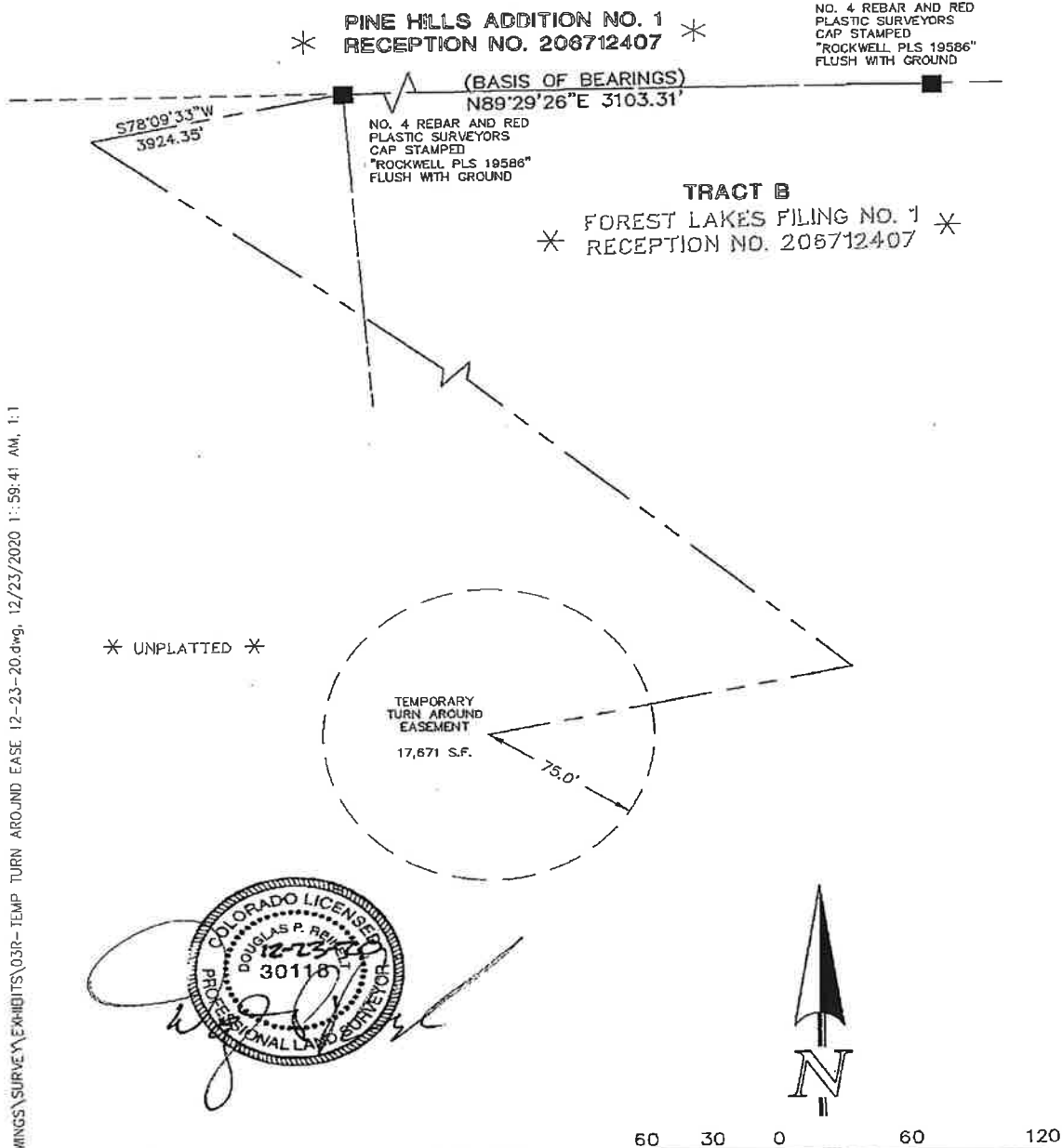
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

DEC 23, 2020  
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

TEMPORARY TURN  
AROUND EASEMENT  
JOB NO. 1175.60-03R  
OCTOBER 1, 2020  
REV. DECEMBER 23, 2020  
SHEET 2 OF 2



N:\117560\DRAWINGS\SURVEY\EXHIBITS\03R-TEMP TURN AROUND EASE 12-23-20.dwg, 12/23/2020 1:59:41 AM, 1:1



SCALE: 1" = 60'  
U.S. SURVEY FOOT

ACES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.