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El Paso County, CO



219019376

NON-EXCLUSIVE 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 **STERLING RANCH METROPOLITAN DISTRICT NO. 1**, a special district and political subdivision of the State of Colorado, hereinafter called the Grantee, the receipt and sufficiency is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto said Grantee, its heirs, successors or assigns, a **NON-EXCLUSIVE EASEMENT** only along, over and across the following described premises (hereinafter the "Easement Area"):

See attached Exhibits **A B**

The purpose of this easement is for public storm-water drainage and related improvements, including, but not limited to, maintenance access to the drainage improvements within the easement. Grantor shall not construct improvements in the easement area that would unreasonably interfere with the Grantee's or Assignees' use of the easement area.

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 Grantee 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 12th day of October, 2018.

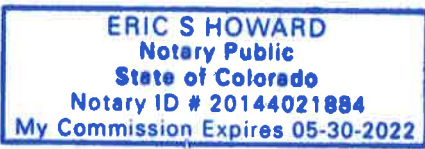
S.R. LAND, LLC, a Colorado limited liability company

By: James Morley
James Morley, its Manager

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this 12th day of December, 2018, by James Morley.

Witness my hand and official seal:
Eric S Howard
Notary Public



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

EXHIBIT B

STERLING RANCH FILING NO. 1
NOVEMBER 15, 2018

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) 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 (SW 1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) 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 (SW 1/4) OF SECTION 34;
THENCE N70°07'17"W, A DISTANCE OF 3679.65 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DINES BOULEVARD AS RECORDED IN THE PLAT OF "STERLING RANCH FILING NO. 1" UNDER RECEPTION NO. 218714151 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE S83°22'30"W A DISTANCE OF 385.54 FEET TO THE WESTERLY LINE OF A 20 FOOT GAS EASEMENT AS DESCRIBED IN PERMANENT EASEMENT AGREEMENT UNDER RECEPTION NO. 201034022 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S00°07'25"E ALONG SAID WESTERLY LINE A DISTANCE OF 21.35 FEET;

THENCE S89°17'25"W A DISTANCE OF 120.00 FEET;

THENCE N00°42'35"W A DISTANCE OF 76.00 FEET TO THE SOUTHERLY LINE OF LOT 4 OF "AMENDED PLAT OF BARBARICK SUBDIVISION" UNDER RECEPTION NO. 217713390 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°17'25"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 120.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF TRACT M OF AFORESAID "STERLING RANCH FILING NO. 1";

THENCE ALONG THE BOUNDARY OF SAID TRACT M THE FOLLOWING FIVE (5) COURSES:

1. THENCE S04°50'24"E A DISTANCE OF 20.00 FEET;
2. THENCE N85°09'36"E A DISTANCE OF 54.23 FEET;
3. THENCE N85°53'10"E A DISTANCE OF 59.92 FEET;
4. THENCE N80°21'06"E A DISTANCE OF 59.99 FEET;
5. THENCE N83°22'30"E A DISTANCE OF 194.64 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF DINES BOULEVARD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 3°22'36", (THE CHORD OF WHICH BEARS S25°33'03"E, 35.06 FEET), AN ARC DISTANCE OF 35.06 FEET THE POINT OF BEGINNING,

SAID PARCEL CONTAINS A CALCULATED AREA OF 21,508 S.F. (0.494 ACRES) MORE OR LESS.

PREPARED BY:



VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

