

Project: HANNAH RIDGE AT FEATHERGRASS FILING NO. 4

**NON-EXCLUSIVE PERMANENT EASEMENT
PE-02**

KNOW ALL MEN BY THESE PRESENTS, that FEATHERGRASS INVESTMENTS, LLC, a Colorado limited liability company, whose mailing address is 4715 North Chestnut Street, Colorado Springs, CO 80907 (hereinafter "**Grantor**"), for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, in hand paid by EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, whose address is 200 S. Cascade Avenue, Colorado Springs, CO 80903 (hereinafter ("**Grantee**") has given and granted and by these presents does hereby give and grant unto the said Grantee, it's heirs, successors or assigns a NON-EXCLUSIVE PERMANENT EASEMENT only along, over and across the following described premises:

See attached Exhibit A, Legal Description
Exhibit B, Sketch

This non-exclusive permanent easement is for the following purposes, which include, but are not limited to: construction and location of storm drain facilities, drainage, maintenance, repair, replacement, operation, ingress and egress.

Grantor shall not construct improvements in the easement area that would unreasonably interfere with the Grantee's use of the easement area. No trees or shrubs that will impair the structural integrity of the drainage facility shall be planted or allowed to grow in this area and may be removed by the Grantee.

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, and that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Non-Exclusive Permanent Easement this 8 day of January, 2018.

Executed this 8 day of January, 2018, by:

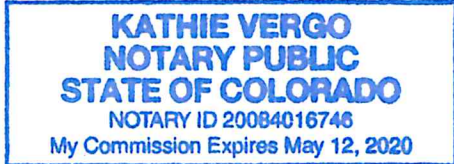
Feathergrass Investments, LLC, a Colorado Limited Liability Company (For Grant of Easements Only)

By: Kenneth P. Driscoll, MGR.
Kenneth P. Driscoll, Manager

The foregoing instrument was acknowledged before me this 8 day of January, 2018, by Kenneth P. Driscoll as manager of Feathergrass Investments, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 05-12-20



Kathie Vergo
Notary Public

EXHIBIT A - Legal Description

A PORTION OF TRACT AA, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS RECORDED AT RECEPTION NO. 214713468 OF THE RECORDS OF EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT AA; THENCE NORTHERLY, 38.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 672.42 FEET, A CENTRAL ANGLE OF $03^{\circ}15'06''$, WHOSE LONG CHORD BEARS $N01^{\circ}42'43''E$, A DISTANCE OF 38.15 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE $N89^{\circ}57'20''W$, 32.11 FEET ALONG THE NORTH LINE OF A DRAINAGE EASEMENT RECORDED IN SAID HANNAH RIDGE AT FEATHERGRASS FILING NO. 1;

THENCE $N00^{\circ}09'23''E$, 10.70 FEET;

THENCE $S89^{\circ}50'37''E$, 32.78 FEET TO A POINT ON THE EAST LINE OF SAID TRACT AA;

THENCE SOUTHERLY, 10.65 FEET ALONG THE EAST LINE OF SAID TRACT AA ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 672.42 FEET, A CENTRAL ANGLE OF $0^{\circ}54'28''$, WHOSE LONG CHORD BEARS $S03^{\circ}47'30''W$, A DISTANCE OF 10.65 TO THE **POINT OF BEGINNING**.

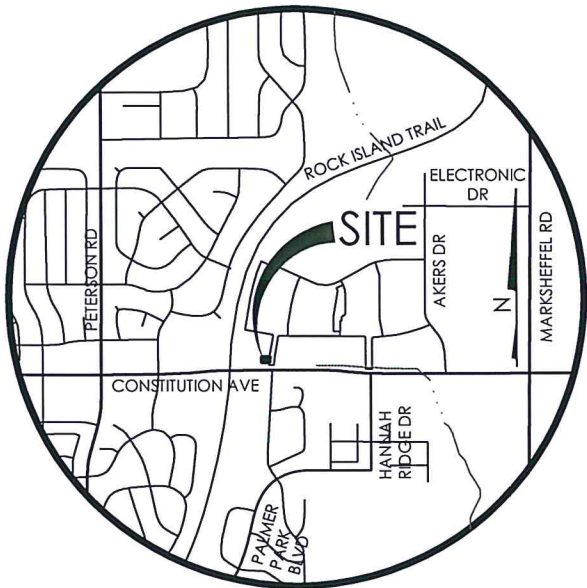
SAID PARCEL CONTAINS 346 SF. MORE OR LESS.



Prepared By:
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Colorado Springs, CO 80909
December 8, 2017

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VICINITY MAP

NTS

HANNAH RIDGE AT
FEATHERGRASS FILING NO. 1
(REC# 214713468)
TRACT AA

TRACT GG

TRACT BB

DRAINAGE ESMT
(REC# 214713468)

POINT OF BEGINNING
(346 SF.)

S 89°50'37" E
32.78'
N 00°09'23" E
10.70'

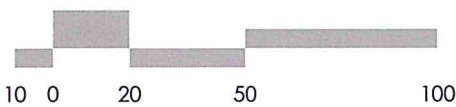
N 89°57'20" W
32.11'

L=10.65
Δ=0°54'28"
R=672.42'
CH=S3°47'30"W
LEN=10.65'

L=38.16
Δ=3°15'06"
R=672.42'
CH=N1°42'43"E
LEN=38.15'

P.O.C.

CONSTITUTION AVENUE
120' ROW
(PLAT BK V-3, PG 169)



1" = 50' 1:600



MONUMENT VALLEY ENGINEERS INC.



ENGINEERS * SURVEYORS
1903 LELARAY STREET
COLORADO SPRINGS, COLORADO 80909
PHONE (719) 635-5736

XREFS

PROJECT:

Hannah Ridge at Feathergrass—Tract AA

TITLE:

EXHIBIT B – SKETCH

PROJ. NO.
60970

DATE:
12/08/2017

DRAWING NO.
DRNG-ESMT

SHEET
1 OF 1