

**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 quite 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.

Chuck Broerman  
03/22/2018 03:17:08 PM  
Doc \$0.00 4  
Rec \$28.00 Pages

El Paso County, CO



218032603

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°15'06", WHOSE LONG CHORD BEARS N01°42'43"E, A DISTANCE OF 38.15 FEET TO THE **TRUE POINT OF BEGINNING**;

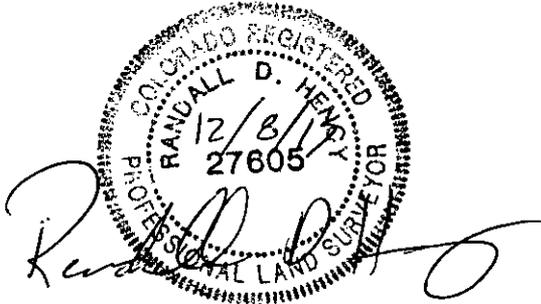
THENCE N89°57'20"W, 32.11 FEET ALONG THE NORTH LINE OF A DRAINAGE EASEMENT RECORDED IN SAID HANNAH RIDGE AT FEATHERGRASS FILING NO. 1;

THENCE N00°09'23"E, 10.70 FEET;

THENCE S89°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°54'28", WHOSE LONG CHORD BEARS S03°47'30"W, A DISTANCE OF 10.65 TO THE **POINT OF BEGINNING**.

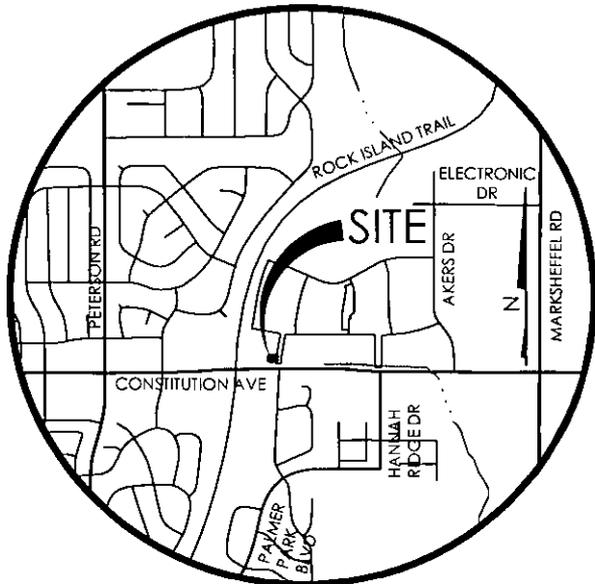
SAID PARCEL CONTAINS 346 SF. MORE OR LESS.



Prepared By:  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
December 8, 2017

*Page 1 of 1*

***M.V.E., Inc. • Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)***



**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'

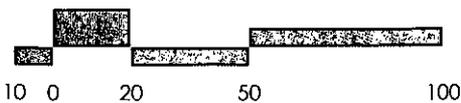
N 00°09'23" E  
10.70'

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