

Project: HANNAH RIDGE AT FEATHERGRASS FILING NO. 3

**NON-EXCLUSIVE PERMANENT EASEMENT
PE-01**

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 (hereinafer ("**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 of street, sidewalk, and pedestrian ramp improvements, maintenance, repair, replacement, 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 _____ day of _____, 2017.

Project: HANNAH RIDGE AT FEATHERGRASS FILING NO. 3

NON-EXCLUSIVE PERMANENT EASEMENT

GRANTOR:

Feathergrass Investments, LLC, a Colorado limited liability company

By _____
Kenneth P. Driscoll, Manager

State of Colorado)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Kenneth P. Driscoll as Manager of Feathergrass Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTEE:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By _____
Darryl Glenn, President

By: _____
County Clerk and Recorder

State of Colorado)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Darryl Glenn, President of the Board of County Commissioners of El Paso County, Colorado, as attested by Chuck Broerman, County Clerk and Recorder.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

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, COMMENCING AT THE NORTHWEST CORNER THEREOF; THENCE S80°14'01"E, ALONG THE NORTH LINE OF SAID TRACT AA, A DISTANCE OF 100.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S80°14'01"E, ALONG THE NORTH LINE OF SAID TRACT AA, A DISTANCE OF 80.94 FEET;

THENCE S69°57'10"W, A DISTANCE OF 24.14 FEET;

THENCE N80°14'01"W, A DISTANCE OF 60.00;

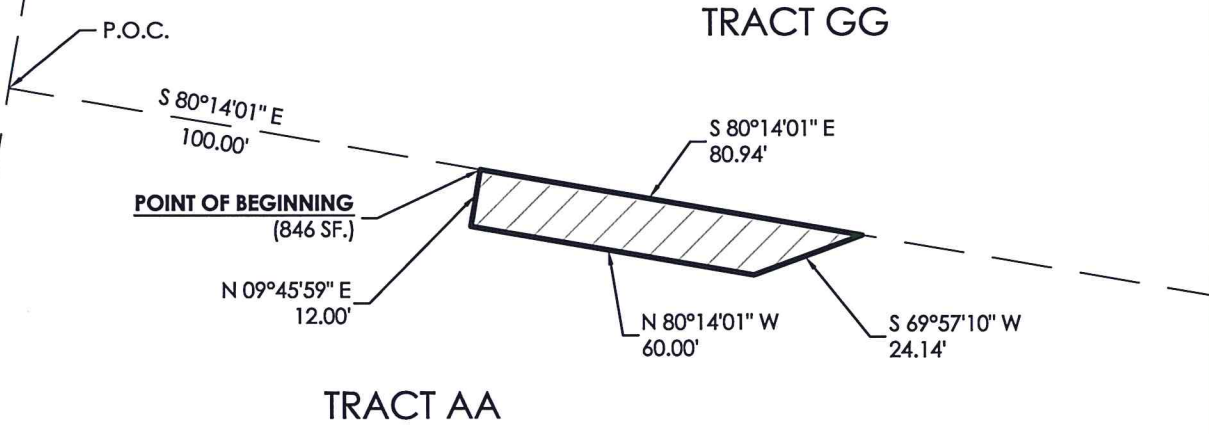
THENCE N09°45'59"E, A DISTANCE OF 12.00 TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 846 SF. MORE OR LESS.

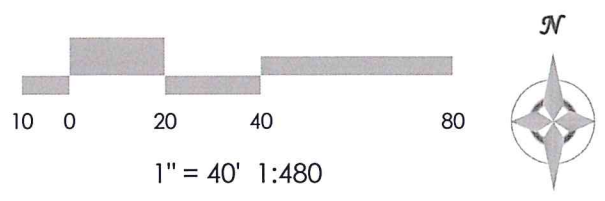
Prepared By:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
October 12, 2017

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*



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



 <p>MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736</p>	XREFS	PROJECT: Hannah Ridge at Feathergrass F 4			
		TITLE: EXHIBIT B - SKETCH			
		PROJ. NO. 60970	DATE: 10/12/2017	DRAWING NO. -PIE-ESMT	SHEET 1 OF 1