

NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT

THIS NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT AGREEMENT ("AGREEMENT") is made this ____ day of _____, 20____, between **GTL Development, Inc.**, whose mailing address is 3575 Kenyon Street., Suite 200, San Diego CA 92110, (hereinafter "Grantor(s)"), 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"), (have/has) given and granted and by these presents (do/does) hereby give and grant unto the said Grantee, its heirs, successors or assigns a **NON-EXCLUSIVE PERMANENT EASEMENT** only along, over and across the following described premises:

See attached Exhibit A, Land Description & Sketch

This non-exclusive permanent easement is for the following purposes, which include, but are not limited to: construction, maintenance, repair, replacement and operation of improvements for drainage, slope, and ingress and egress purposes, including for turn around and emergency response.

Grantor(s) 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.

The non-revocable public improvement easement shown at the end of Rolling Ranch Drive is intended for turn around and emergency response purposes. At such a time that Rolling Ranch Drive is extended by the adjacent property owner/developer and accepted by the County, the nonrevocable public improvement easement for the cul-de-sac turn around will be vacated, leaving a standard street ROW and the turn around improvements will be removed and replaced with a standard street section. The easement vacation, turn around removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Rolling Ranch Drive.

Grantor(s) hereby covenants with the Grantee that they have good title to the aforescribed premises, that they have good and lawful right to grant this easement, that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor (have/has) executed this Non-Exclusive Permanent Easement.

Chuck Broerman
10/05/2021 11:55:38 AM
Doc \$0.00 3
Rec \$23.00 Pages

El Paso County, CO



221186067

NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT

GRANTOR:

GTL Development Inc

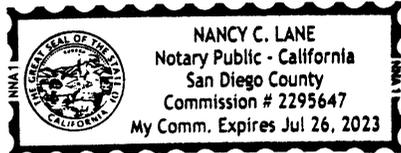
By: [Signature] Raul Guzman, Vice President

State of California)
) ss
County of San Diego)

The foregoing instrument was acknowledged before me this 19th day of August, 2021, by Raul Guzman, Vice President

Witness my hand and official seal.

[Signature]
Notary Public



My Commission Expires: July 26, 2023

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

By: _____
County Clerk and Recorder

By: _____

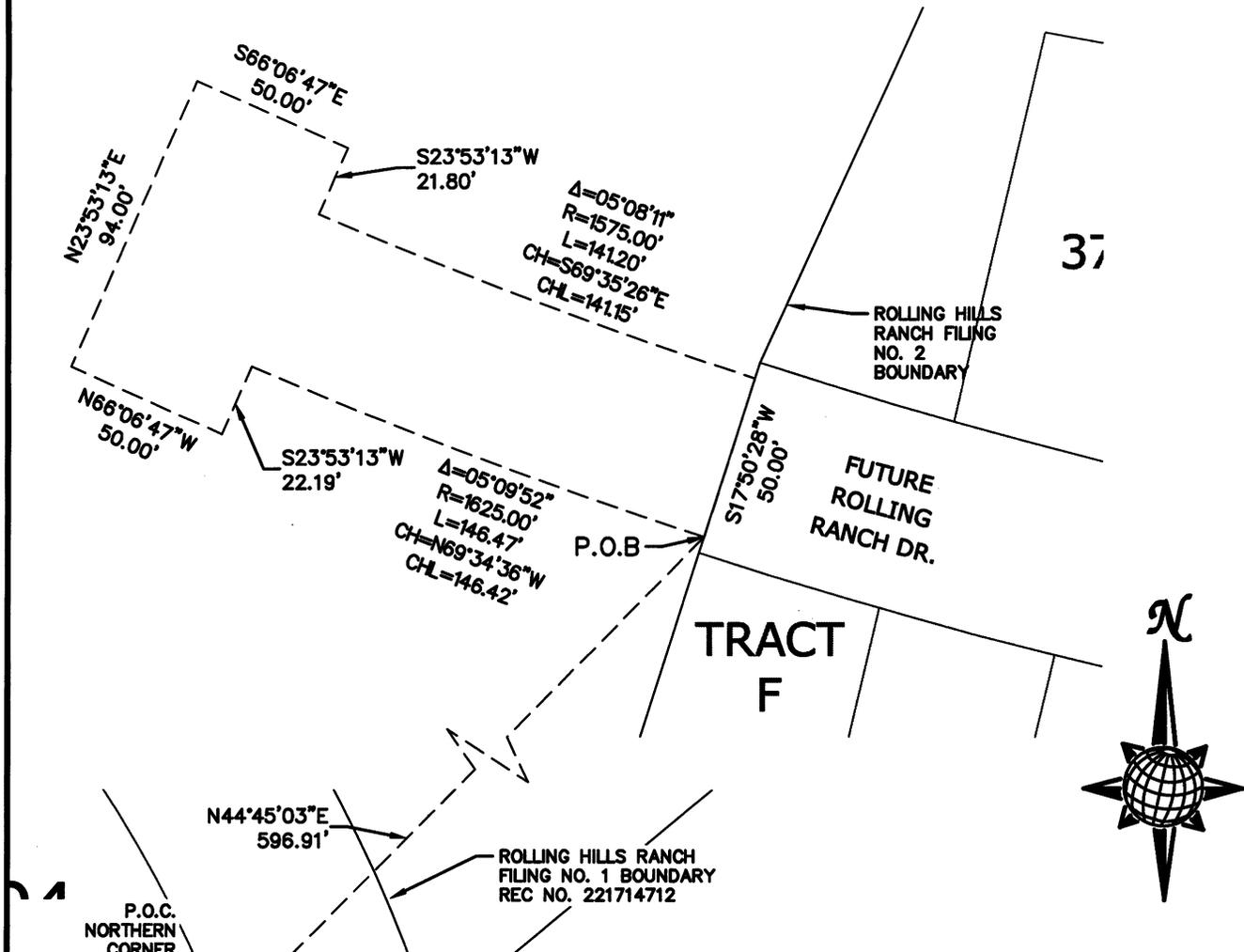
State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ as _____ of the Board of County Commissioners of El Paso County, Colorado.

Witness my hand and official seal.

Notary Public
My Commission Expires: _____

EXHIBIT A



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF TRACT B OF ROLLING HILLS RANCH FILING NO. 1, RECEPTION NO. 221714712 THENCE N44°45'03"E A DISTANCE OF 596.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND A NON-TANGENT CURVE TO THE RIGHT;

1. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1625.00 FEET, A DELTA ANGLE OF 05°09'52", AN ARC LENGTH OF 146.47 FEET, WHOSE LONG CHORD BEARS N69°34'36"W A DISTANCE OF 146.42 FEET;
2. THENCE S23°53'13"W A DISTANCE OF 22.19 FEET;
3. THENCE N66°06'47"W A DISTANCE OF 50.00 FEET;
4. THENCE N23°53'13"E A DISTANCE OF 94.00 FEET;
5. THENCE S66°06'47"E A DISTANCE OF 50.00 FEET;
6. THENCE S23°53'13"W A DISTANCE OF 21.80 FEET TO A NON-TANGENT CURVE TO THE LEFT;
7. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1575.00 FEET, A DELTA ANGLE OF 05°08'11", AN ARC LENGTH OF 141.20 FEET, WHOSE LONG CHORD BEARS S69°35'26"E A DISTANCE OF 141.15 FEET;
8. THENCE S17°50'28"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

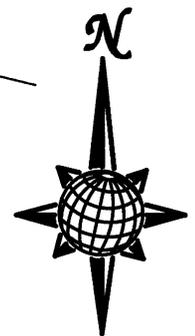
THE ABOVE PARCEL OF LAND CONTAINS 0.273 ACRES, MORE OR LESS.

P.O.C.
NORTHERN
CORNER
TRACT B, ROLLING
HILLS RANCH
FILING NO. 1
RECEPTION
221714712
EL PASO COUNTY
RECORDS

TRACT B

TRACT
F

37



A	SCALE: 1"=50'
	DATE: 11/2020
	DRAWN: LCG
	CHECK: TAK

ROLLING HILLS RANCH
FILING NO. 2
TEMPORARY TURN AROUND EASEMENT

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.485.7444