



**NON-EXCLUSIVE PERMANENT EASEMENT
A Portion of Tract A, Lincoln Commons Townhomes**

KNOW ALL MEN BY THESE PRESENTS, that LINCOLN COMMONS, LLC, a Colorado limited liability company, whose mailing address is 12218 Crystal Downs Road, Peyton, CO 80831 (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 J ELLIOTT HOMES, INC., a Colorado corporation, whose address is 12218 Crystal Downs Road, Peyton, CO 80831 (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 a drainage channel side slope, 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.

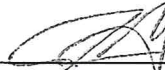
Grantor hereby covenants with the Grantee that it has good title to the afore described premises, that it has good and lawful right to grant this easement, and that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Non-Exclusive Permanent Easement this 11th day of MARCH, 2019.

**NON-EXCLUSIVE PERMANENT EASEMENT
A Portion of Tract A, Lincoln Commons Townhomes**

GRANTOR:

LINCOLN COMMONS, LLC, a Colorado limited liability company,

By: 
Jordan E. Guinane, Manager

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

The foregoing instrument was acknowledged before me this 11th day of MARCH, 2019, by Jordan E. Guinane as Manager of Lincoln Commons, LLC, a Colorado limited liability company.

Witness my hand and official seal.


Notary Public

DAVID R GORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20074028051
MY COMMISSION EXPIRES JULY 20, 2019

My Commission Expires: 7/20/2019

GRANTEE:


J ELLIOTT HOMES, INC., a Colorado corporation

By: 
Jordan E. Guinane, President

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

The foregoing instrument was acknowledged before me this 11th day of MARCH, 2019, by Jordan E. Guinane as President of J Elliott Homes, Inc., a Colorado corporation.

Witness my hand and official seal.


Notary Public

DAVID R GORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20074028051
MY COMMISSION EXPIRES JULY 20, 2019

My Commission Expires: 7/20/2019



EXHIBIT A

LAND DESCRIPTION:

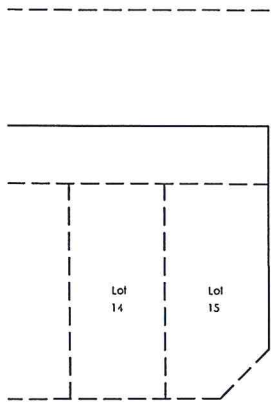
THE EAST 5.00 FEET OF TRACT A, LINCOLN COMMONS TOWNHOMES, AS RECORDED IN RECEPTION NO. 216713757 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

**Prepared By:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
March 7, 2018**

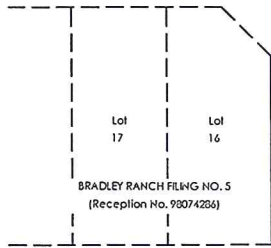
Z:\61093\Documents\Legal Descriptions\61093 Lincoln Commons Easement Exhibit A Legal Desc.odt

Page 1 of 1

*Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com*

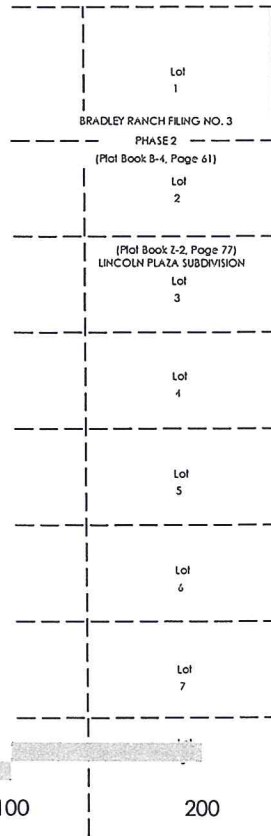


WITCHES HOLLOW LANE
(60' R.O.W.)

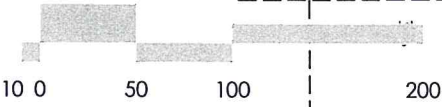


BRADLEY RANCH FILING NO. 5
(Reception No. 98074286)

GARMAN DRIVE
(60' R.O.W.)

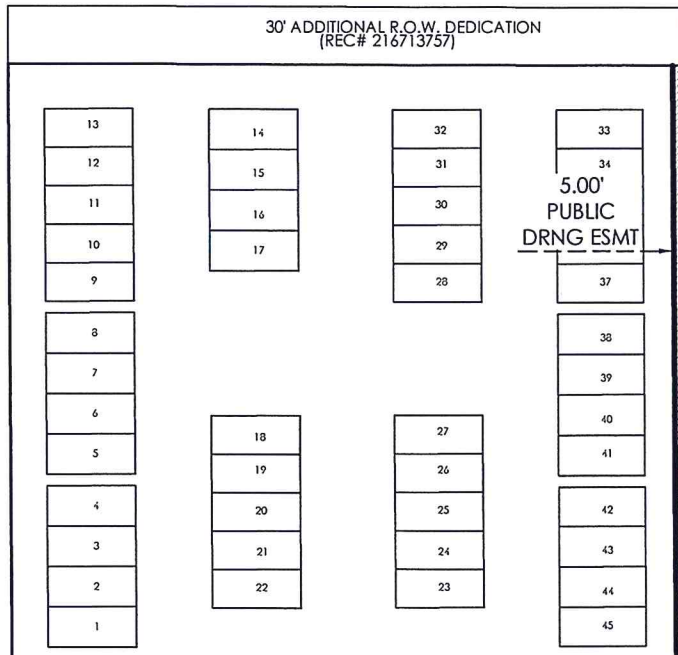


LINCOLN PLAZA DRIVE
(60' R.O.W.)

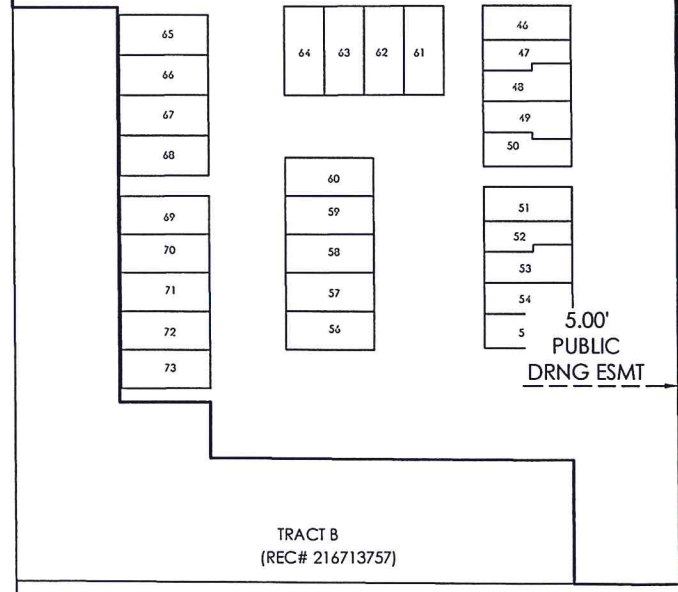


1" = 100' 1:1,200

BRADLEY ROAD
(R.O.W. WIDTH VARIES)

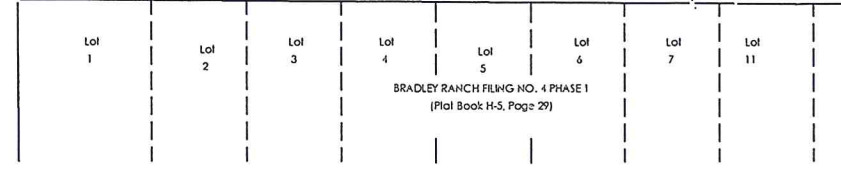


TRACT A
(REC# 216713757)



TRACT B
(REC# 216713757)

GLADIATOR DRIVE
(60' R.O.W.)
(REC# 216713757)



BRADLEY RANCH FILING NO. 4 PHASE 1
(Plot Book H-5, Page 29)

BRADLEY CROSSROADS
FILING NO 18
(REC# 218714143)

MONUMENT VALLEY ENGINEERS INC.



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

XREFS	PROJECT: DRAINAGE EASEMENT			
	TITLE: EXHIBIT B			
	PROJ. NO. 61093	DATE: 03/07/2019	DRAWING NO. DRNG-ESMT	SHEET 1 OF 1