TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
TE-5A

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("AGREEMENT") is made this _____ day of _____, 20_____, between **MONUMENT ACADEMY BUILDING CORPORATION,** a Colorado Nonprofit Corporation, whose mailing address is 1890 Willow Park Way, Monument, Colorado 80132, hereinafter called the Grantor(s), for and in consideration of the sum of FOUR THOUSAND FIVE HUNDRED SEVENTEEN DOLLARS and NO CENTS ($4,517.00), 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, Colorado 80903 (hereinafter "Grantee"), have given and granted and by these presents do hereby give and grant unto the said Grantee, a TEMPORARY CONSTRUCTION EASEMENT ("Easement"). This Easement shall be in force for two years from the date of notice (as defined in the associated Memorandum of Agreement between the parties) from Grantee or Grantee's contractor(s) to Grantor of pending entry upon the Easement, or until the end of the project, whichever comes first. The following is the described location of the Easement:

See attached Exhibit A, Land Description Temporary Construction Easement
Exhibit B, Sketch

This Easement is for the following purposes: road construction, utility construction, drainage, slope, maintenance, repair, replacement, operation, ingress and egress.

That portion of the Easement that pertains to slope control is subject to the following conditions: at no time hereafter shall the Grantors, or anyone claiming by, through, or under the Grantors, perform any act or thing which is or may be detrimental to, or has any adverse effect upon the stability of said excavated slopes or embankment, or which shall interfere with the flow of drainage.

Grantee does hereby agree to construct slopes in a neat and workmanlike manner, to avoid damage to any existing structures and to rework any existing approach entrances affected by said construction. At the end of the project Grantee shall smooth, re-seed, and blanket any disturbed area.

IN WITNESS WHEREOF, the Grantor(s) have executed this Temporary Construction Easement Agreement.

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Signature Page Follows

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GRANTOR: Monument Academy Building Corporation, a Colorado Nonprofit Corporation

By: _____

Name: _____ Title: _____

State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ as _____ of Monument Academy Building Corporation, a Colorado Nonprofit Corporation.

Witness my hand and official seal.

_____
Notary Public

My commission expires:_____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
County Clerk and Recorder

By: _____
Stan VanderWerf, Chair

State of COLORADO)
) ss
County of EL PASO)

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

Witness my hand and official seal.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

TEMPORARY EASEMENT NUMBER: TE-5A
PROJECT NUMBER: STA 105A-014
EL PASO COUNTY PROJECT NUMBER: 10-076
SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: MARCH 15, 2022

DESCRIPTION

A temporary easement, No. TE-5A of Project Number STA 105A-014, and El Paso County Project Number 10-076, containing 0.077 acres, more or less, being a portion of Tract A, Knollwood Village Filing No. 2, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 207132550, situated in Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Commencing at the SW corner of said Section 13, (a 2 ½" Aluminum Cap – stamped "PLS 28658") thence bearing N 15°58'49" E, a distance of 2,825.49, feet to the TRUE POINT OF BEGINNING;

1. Thence N 78°14'58" E, a distance of 51.79 feet;
2. Thence S 84°28'30" E, a distance of 29.10 feet;
3. Thence N 85°22'00" E, a distance of 119.95 feet;
4. Thence S 86°44'53" E, a distance of 65.61 feet;
5. Thence S 0°30'55" W, a distance of 16.09 feet;
6. Thence N 89°29'05" W, a distance of 264.60 feet, more or less, to THE TRUE POINT OF BEGINNING.

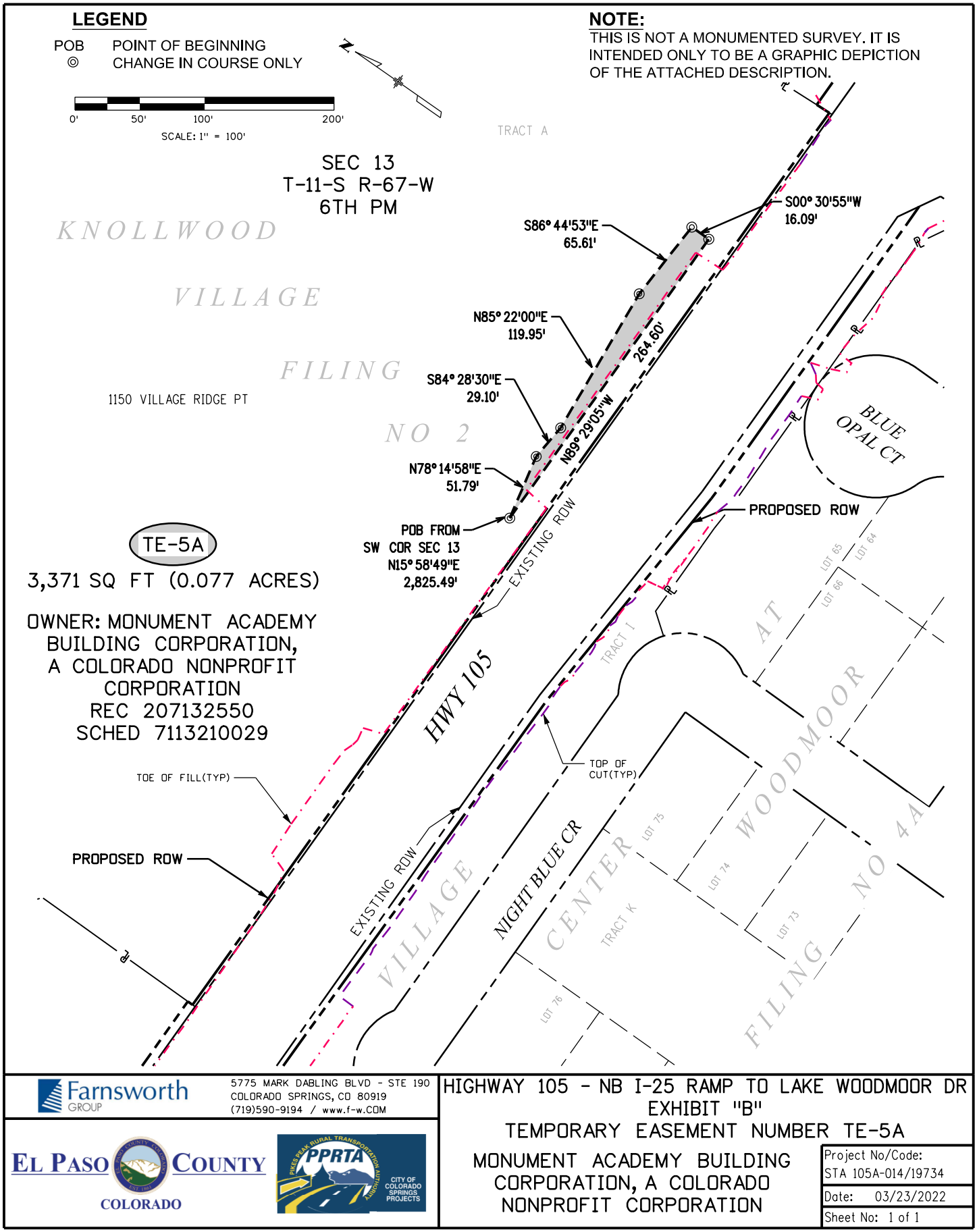
The above described temporary easement contains 3,371 square feet, (0.077 acres).

The purpose of the above described temporary easement is construction of roadway improvements.

Basis of Bearings; All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the line between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian,
(a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13,
(a 2" Aluminum Cap – stamped "PLS 23875") is N 26°23'35" E.

For and on Behalf of El Paso County, Colorado
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919

REVISED 2022



Farnsworth GROUP
5775 MARK DABLING BLVD - STE 190
COLORADO SPRINGS, CO 80919
(719)590-9194 / www.f-w.COM

EL PASO COUNTY
COLORADO

PPRTA
PIKES PEAK RURAL TRANSPORTATION AUTHORITY
CITY OF COLORADO SPRINGS PROJECTS

HIGHWAY 105 - NB I-25 RAMP TO LAKE WOODMOOR DR
EXHIBIT "B"
TEMPORARY EASEMENT NUMBER TE-5A

MONUMENT ACADEMY BUILDING CORPORATION, A COLORADO NONPROFIT CORPORATION

Project No/Code:	STA 105A-014/19734
Date:	03/23/2022
Sheet No:	1 of 1

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