

**GRANT OF ROOF EAVE/STRUCTURE SIDING USE EASEMENT**

This **GRANT OF ROOF EAVE/STRUCTURE SIDING USE EASEMENT** made and entered into this 15 day of SEPTEMBER, 2017, by and between **Irma Kristel** (hereinafter referred to as "Grantor"), and **Joshua S. Nelson and Shivawn McCarthy** (hereinafter referred to as "Grantee").

**WITNESSETH THAT**

Grantor hereby conveys, delivers and transfers unto Grantee an exclusive and perpetual easement for use, construction, maintenance and repair of a **roof eave, structure siding and associated appurtenances** across the following described property:

**See attached EXHIBIT "A"**

and as hereinafter referred to as the "Easement Area" . . . **See attached EXHIBITS "B" and "C"**

Grantor further conveys, delivers and transfers unto Grantee reasonable ingress to and egress from the Easement Area over and across the Property. Grantor shall retain the right to use and occupy the Easement Area, provided Grantor's use of the Easement Area shall not unreasonably hinder, conflict, or interfere with Grantee's rights in the easement herein granted. Grantee is not responsible for damage to improvements placed within the Easement Area. Any new construction by future owner other than Grantee of property at 2523 Robinson Street that alters the size and/or shape of the existing structure requiring a Regional Building Department building permit will void this Easement.

  
\_\_\_\_\_  
Grantor: **Irma Kristel**

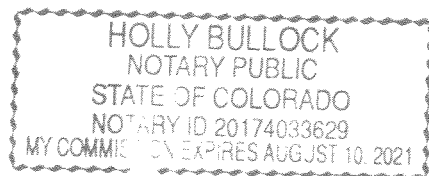
STATE OF COLORADO    )  
  ) SS  
COUNTY OF EL PASO    )

The foregoing instrument was acknowledged before me this 15 day of September, 2017, by **Irma Kristel**.

Witness my hand and notarial seal.

My Commission expires: August 10 2021

  
\_\_\_\_\_  
Notary Public





# ROOF EAVE/STRUCTURE SIDING USE EASEMENT EXHIBIT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ROBINSON STREET

N54°27'00"W  
30.00'

END. 1" IRON PIN

"ROOF  
EAVE/STRUCTURE  
SIDING USE  
EASEMENT"  
(97 +/- SQ. FT.)

CONCRETE  
BLOCK WALL

STUMP

(2523)  
1-STORY WOOD FRAME  
WOOD SIDING BUILDING

(2525)  
1-STORY WOOD  
FRAME BRICK  
BUILDING

TREE

LOT 1  
FERGUSON  
SUBDIVISION  
FILING NO. 1  
(Reception No.  
216713843)

EPC APN  
74113-12-021  
Owners: Gerald John  
Wintz and Donna Jean  
Wintz

LOT 3 AND  
EASTERLY 15  
FEET OF LOT 2  
RE-SUBDIVISION  
OF THE NORTH  
HALF OF BLOCK  
240,  
ANTHONY BOTTS  
ADDITION NO. 2  
(Plat Book A,  
Page 168)

EPC APN  
74113-12-004  
Owner: Irma Kristel

N35°40'18"E  
137.79'

OHE

2'

0'

2'

9.0'

2'

4.0'

11.9'

6.3'

4.2'

4.9'

CHAIN LINK FENCE

LOT 4  
RE-SUBDIVISION  
OF THE NORTH  
HALF OF BLOCK  
240,  
ANTHONY BOTTS  
ADDITION NO. 2  
(Plat Book A,  
Page 168)

EPC APN  
74113-12-016  
Owners: Joshua S.  
Nelson and Shivawn  
McCarthy

N35°33'00"E  
136.87'

2.7' DOOR

PORCH  
COVERED

60.3'

WIRE FENCE

WIRE FENCE

WIRE FENCE

WIRE FENCE

WIRE FENCE



SCALE: 1" = 10'

EXHIBIT "C"  
SHEET 2 OF 2



PLANNING · SURVEYING

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3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

NOTE:  
This EXHIBIT does not  
represent a monumented land  
survey, and is only intended to  
depict the attached LEGAL  
DESCRIPTION.

## REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

17016

FIGURE 3

DWN BY: SLG

DATE: 08/02/17

CK'D BY: DVH

REF. NO.: LegalDescExhibit