## GRANT OF ROOF EAVE/STRUCTURE SIDING USE EASEMENT

This GRANT OF ROOF EAVE/STRUCTURE SIDING USE EASEMENT made and entered into this
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
Witness my hand and notarial seal.  My Commission expires: August 10 202
HOLLY BULLOCK NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20174033629 MY COMMIS ON EXPIRES AUGUST 10, 2021

File: 17016 RESSU GRANT ESMT

- 4. **Indemnification**. The Grantee agrees to indemnify and hold the Grantor harmless from any claim of injury or liability that may be asserted against the Grantor resulting from the Grantee's and their licensees' or invitees' use of the Easement.
- 5. **Amendment.** No provision of this Easement Agreement shall be amended, revoked, or waived except by an instrument in writing signed by all of the then owners of Lot 3 and Lot 4.
- 6. **Exhibits and Attachments**. The Exhibits referred to in this Easement Agreement are incorporated into this Easement agreement and are made a part hereof.

IN WITNESS WHEREOF, this Easement Agreement shall be effective upon its recordation in the real property records of El Paso County, Colorado.

GRANTUR:		GRANIEL:		
June Gustel Irma Kristel	9/15/2017 Date	Joshua S. Nelson	9/15/17 Date	
	2	MUNICATION Shivawn McCarthy	9/15/17 Date	
STATE OF COLORADO COUNTY OF EL PASO	) ) ss. )	HOLLY BULL (  NOTARY PUBI STATE OF COLO NOTARY ID 20174( MY COMMISSION EXPIRES AL	OCK LIC RADO 033629	
The foregoing instrument was Irma Kristel, Joshua S. Nelso			mber, 2017, by	

Notary Public, State of Colorado My commission expires: August

Witness my hand and official seal.

Page 2 of 2

## 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 0.6 FENCE 2 3.7 25.0 DOOR DOUBLE "ROOF EAVE/STRUCTURE 6.0 SIDING USE EASEMENT" (97 + / - SQ. FT.)CONCRETE WIRE BLOCK WALL (2523) -STORY WOOD FRAME STUMP WOOD SIDING BUILDING 70.6' (2525) -STORY WOOD FRAME BRICK BUILDING TREE LOT 1 **FERGUSON** SUBDIVISION FILING NO. 1 (Reception No. G 216713843) N35°40°18"| DOOR EPC APN 74113-12-021 2.7 LOT 3 AND 4.2 Owners: Gerald John Wintz and Donna Jean EASTERLY 15 FEET OF LOT 2 RE-SUBDIVISION OF 4.9 PORCH COVERED Wintz 6.3 THE NORTH HALF OF BLOCK 240, 11.9' ANTHONY BOTTS ADDITION NO. 2 LOT 4 2'-(Plat Book A, 9.0 0'-RE-SUBDIVISION OF Page 168) 3

EPC APN 74113-12-004 Owner: Irma Kristel

EXHIBIT "C"
SHEET 2 OF 2

LOT 4
RE-SUBDIVISION OF
THE NORTH HALF
OF BLOCK 240,
ANTHONY BOTTS
ADDITION NO. 2

EPC APN (Plat Book A, 74113—12—016 Page 168) Owners: Joshua S. Nelson and Shivawn 14

SCALE: 1" = 10'



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FENCE

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CHAIN

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CK'D BY: DVH REF. NO.: LegalDescExhibit

DWN BY:

NOTE:

McCarthy

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