

JOINT ACCESS EASEMENT

The undersigned owns that certain real property located in El Paso County, Colorado, described as follows:

- (a) Lot 1, Woodmen Hills Filing No. 12, a Replat of Lot 4, Woodmen Hills Filing No. 7, El Paso County, Colorado ("Lot 1"); and
- (b) Lot 2, Woodmen Hills Filing No. 12, a Replat of Lot 4, Woodmen Hills Filing No. 7, El Paso County, Colorado ("Lot 2").

In anticipation of the conveyance of Lots 1 and 2 to separate grantees, the undersigned hereby creates reciprocal easements for access purposes.

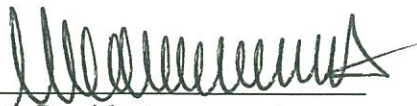
NOW, THEREFORE, in consideration of the premises, it is agreed as follows.

1. Creation of Easement. There is hereby created a perpetual, non-exclusive easement for vehicular and pedestrian access, over and across that portion of Lot 1 and Lot 2 as depicted on **Exhibits A and B** attached hereto (the "Easement Property"), for the benefit of the owners of Lots 1 and 2, and their respective invitees, successors and assigns. NO MERGER OF TITLE IS INTENDED HEREBY. No use shall be made of the Easement Property which would interfere with the primary purpose of providing vehicular and pedestrian access to Lots 1 and 2.

2. No Public Road. This easement in not intended to, and does not, constitute a dedication of the Easement Property as a public road. Each property owner shall be responsible for maintaining that portion of the Easement Property which lies within their respective properties.

3. Effect of Easement. This easement is for the benefit of the owners of Lots 1 and 2, and their respective successors and assigns. This easement is a covenant running with the land, and shall remain in effect until a written modification or termination, signed by all owners of land within the Easement Property, is recorded in the real property records of El Paso County, Colorado.

T-Bone Construction, Inc.

By: 
President

Chuck Broerman
03/04/2021 08:05:42 AM
Doc \$0.00
Rec \$28.00

El Paso County, CO

221042301

State of Colorado)

County of El Paso)

The foregoing instrument was acknowledged before me this 2 day of March, 2021, by Michael Thibault, as President of T-Bone Construction, Inc., a Colorado corporation.

Witness my hand and official seal

My Commission expires: 09/10/2022

Courtney M Cygan Rubio
Notary Public

CORTNEY M CYGAN RUBIO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184035811
MY COMMISSION EXPIRES SEPTEMBER 10, 2022

EXHIBIT A

Legal Description:

That portion of Lot 4, Woodmen Hills Filing No. 7, El Paso County, Colorado described as follows:

Commencing at the most southerly corner of said Lot 4; thence North 44 degrees 13 minutes 39 seconds West, 104.41 feet to the point of beginning on the westerly line of said Lot 4;

- 1) thence continuing along said westerly line, along a non-tangential curve concave to the northeast, said curve having a central angle of 04 degrees 25 minutes 09 seconds, a radius of 150.00 feet, for an arc length of 11.57 feet, (the center of said curve bears North 63 degrees 27 minutes 26 seconds East);
- 2) thence continuing along said westerly line North 22 degrees 11 minutes 24 seconds West, 18.44 feet;
- 3) thence North 67 degrees 54 minutes 08 seconds East, 48.42 feet;
- 4) thence along a tangential curve concave to the west, said curve having a central angle of 105 degrees 57 minutes 13 seconds, a radius of 12.00 feet, for an arc length of 22.19 feet,
- 5) thence North 38 degrees 03 minutes 05 seconds West, 12.99 feet;
- 6) thence North 37 degrees 54 minutes 08 seconds East, 24.74 feet;
- 7) thence South 38 degrees 03 minutes 05 seconds East, 25.24 feet;
- 8) thence along a tangential curve concave to the west, said curve having a central angle of 105 degrees 57 minutes 13 seconds, a radius of 36.00 feet, for an arc length of 66.57 feet,
- 9) thence South 67 degrees 54 minutes 08 seconds West, 49.65 feet to the point of beginning.

Containing a calculated area of 3,191 square feet, more or less.

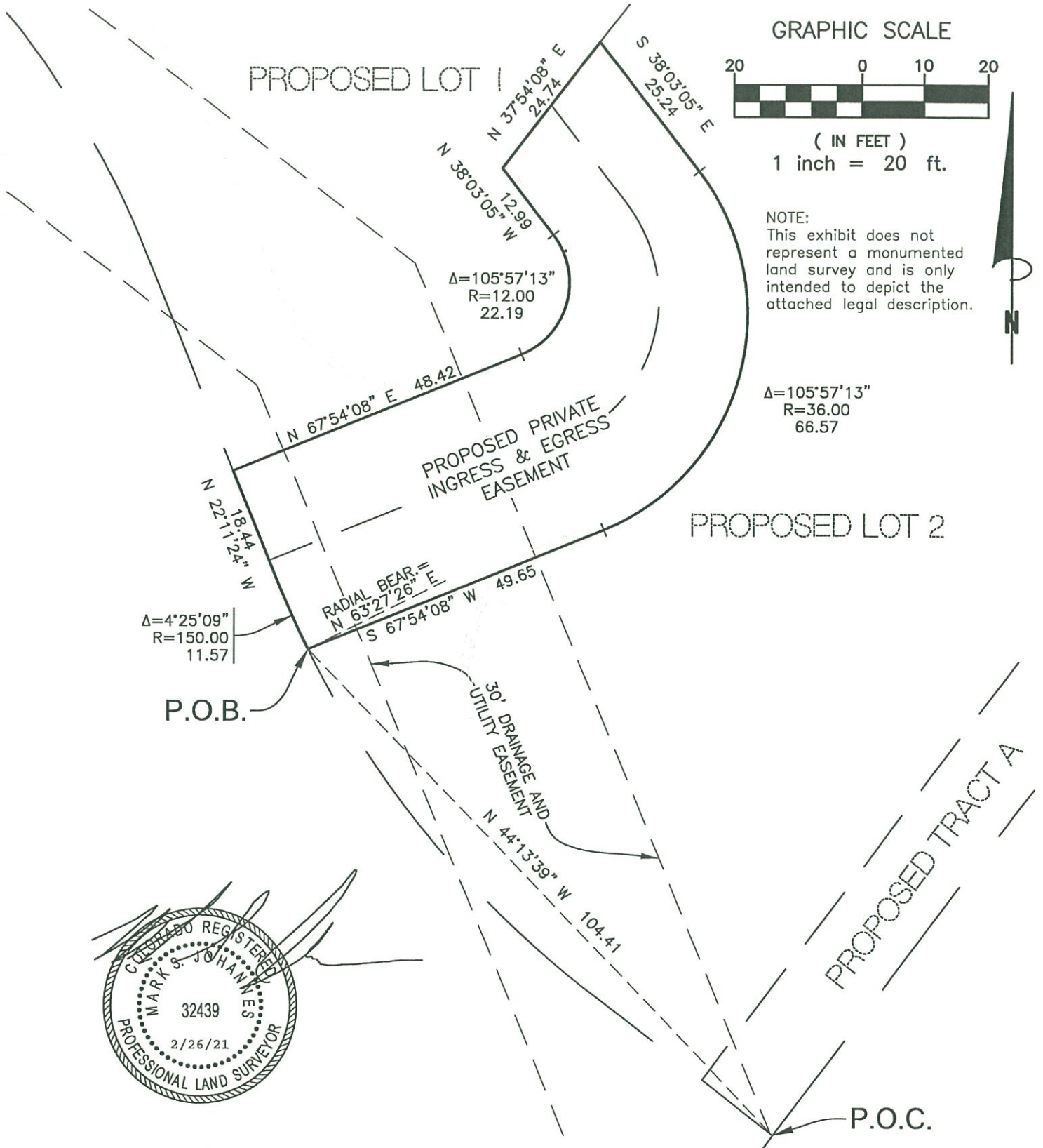
This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.

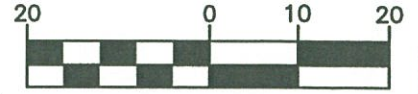


Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

EXHIBIT B



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTE:
This exhibit does not represent a monumented land survey and is only intended to depict the attached legal description.



COMPASS SURVEYING & MAPPING, LLC
 3249 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSAMLLC.COM

PROJECT NO. 20087
 DATE: FEBRUARY 26, 2021
 DRAWN BY: MSJ
 CHECKED BY: MSJ
 SHEET: 1 OF 1