

162761

1 of 4

Total Fee \$28.00 Doc Fee \$0.00

01/03/2019 11:07:14 AM

Colleen Stewart, Gilpin County, Colorado

ACCESS EASEMENT

The undersigned RMMC, LLC, a Delaware limited liability company with an address of 33 Anchorage Lane, Duxbury, MA 02332 ("**Grantor**") hereby acknowledges receipt from Lone Pine Real Estate, LLC, a Colorado limited liability company with an address of 33 Anchorage Lane, Duxbury, MA 02332 ("**Grantee**") of One and no/100s dollars (\$1.00) and other good and valuable consideration in consideration of which Grantor hereby grants to Grantee, its heirs, successor and assigns, a non-exclusive and perpetual easement (the "Easement") on, over, along and across that certain real property described in **Exhibit A** attached hereto and incorporated herein (the "**Premises**") for the purpose of ingress and egress to Grantee's adjacent land, as well as for the surveying, locating, installing, constructing, operating, maintaining, inspecting, repairing, and replacing such utilities as may be reasonably necessary to serve Grantee's adjacent property (the "**Easement Purpose**"), together with all necessary subsurface or surface appurtenances together with the right of ingress and egress over and across the Premises as may be reasonable and necessary for the rights granted herein and for the easement Purpose.

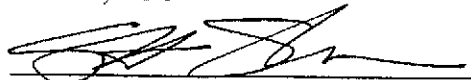
The Grantor reserves the right to use the Premises for any purpose consistent with the rights and privileges granted in this Easement and the Easement Purpose.

In the event Grantee violates the terms of these covenants, such violation shall be corrected and eliminated immediately upon receipt of notice of such violation from Grantor. Grantor shall have the right to correct and eliminate such violation if Grantee fails to correct any such violation within a reasonable time in which event Grantee, its heirs, successors and assigns, shall promptly reimburse Grantor for the reasonable costs of correcting any such violation.

The Grantor shall have no obligation to maintain the Premises or any surface or other improvements located on or in the Premises which may be constructed by Grantee.

In the event Grantee permanently abandons this Easement, then all rights and privileges granted by this Easement shall be restored to the Grantor, its successors and assigns which shall thereupon be restored to its or their first and former estate, free and clear of any grant of easement or any right or privilege attaching to this Easement.

RMMC, LLC




By: Scott Schorer, Manager

COMMONWEALTH OF MASSACHUSETTS)
) ss
COUNTY OF SUFFOLK)

The foregoing instrument was acknowledged before me on this 21st day of December 2018, by Scott Schorer, who is Manager of RRMC, LLC, a Delaware limited liability company and is personally known to me or has produced proper identification and who did take an oath.

Witness my hand and official Seal.

My commission expires 5/22/20.



Notary Public

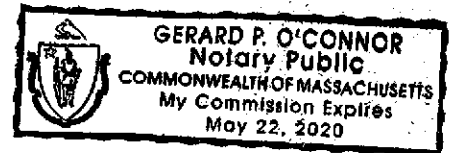


EXHIBIT A

Legal Description

Right-of-Way and Utility Easement

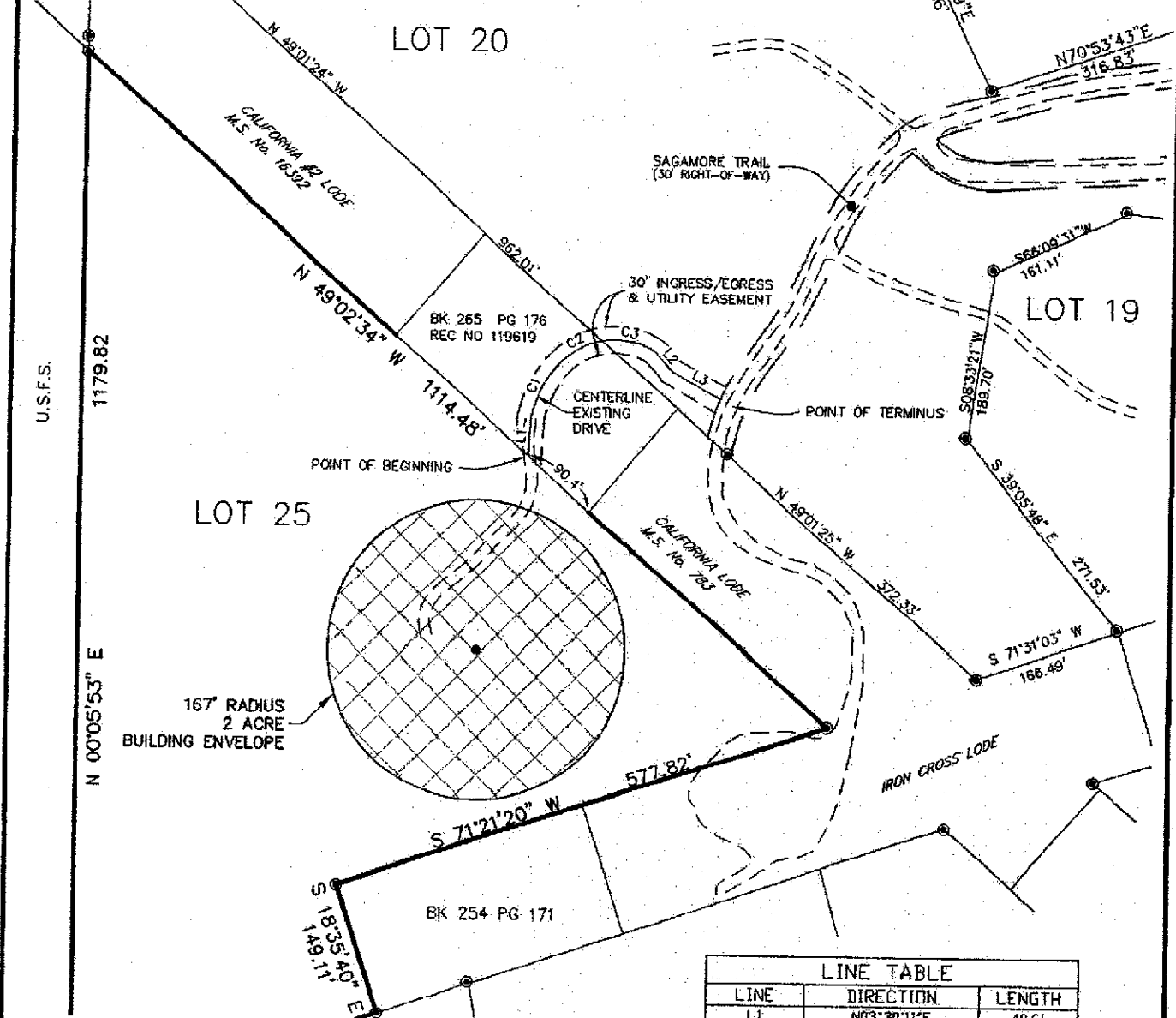
30 foot Right-of-Way and Utility Easement following the existing driveway over and across a portion of Lot 20, Roosevelt Ridge Exemption Plat, and part of the California Lode, Mineral Survey No. 783, recorded in Book 285 at page 176, all being part of Section 18, Township 2 South, Range 72 West of the 6th Principal Meridian, County of Gilpin, State of Colorado, The easement being 15 feet on either side of the described centerline of the existing driveway, more particularly described as follows:

Commencing at the Southeast corner of the parcel recorded in Book 285 at Page 176, Thence N.49°02'34"W., 90.4 feet along the South line of the parcel recorded in Book 285 at Page 176, said line also being Line 1-4 of said California Lode, to the approximate centerline of an existing driveway and the Point of Beginning; Thence following along the approximate centerline of said driveway N.03°30'11"E., 40.61 feet; Thence along a non-tangent curve to the right 74.06 feet with a radius of 131.74 feet and a chord which bears N.27°36'14"E., 73.09 feet; Thence along a non-tangent curve to the right 51.09 feet with a radius of 84.03 and a chord which bears N.62°03'48"E., 50.31 feet to a point on the North line of said parcel recorded in Book 285 at Page 176, also being line 2-3 of the California Lode and the South line of Lot 20, Roosevelt Ridge Exemption Plat; Thence continuing across said Lot 20 along a curve to the right 62.75 feet with a radius of 84.03 feet and a chord which bears S.79°07'28"W., 61.31 feet; Thence S.40°01'48"E., 29.65 feet; Thence S.61°06'59"E., 62.14 feet to a point on the Westerly Right-of-Way of an existing road an the Point of Terminus.

This Legal Description was prepared by
Starr Peak Surveying, Black Hawk, CO
Christopher B. Hartman, P.L.S. #34168

EXHIBIT 1

RIGHT-OF-WAY, UTILITY EASEMENTS
ACROSS LOT 20, ROOSEVELT RIDGE EXEMPTION PLAT
& A PORTION OF THE CALIFORNIA LODE M.S. No. 783
DEEDED IN BOOK 265, PAGE 176
COUNTY OF GILPIN
STATE OF COLORADO

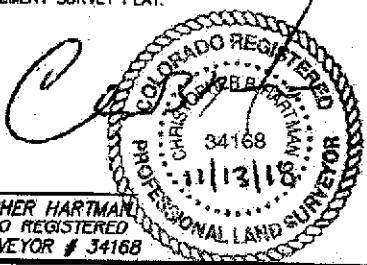


LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N03°30'11\"E	40.61
L2	S40°01'48\"E	29.65
L3	S61°06'39\"E	62.14

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD (CH.)	CH. LENGTH
C1	74.06	131.74	N27°36'14\"E	73.09
C2	51.09	84.03	N62°03'48\"E	50.31
C3	62.75	84.03	S79°07'28\"E	61.31

EASEMENT EXHIBIT

I, hereby certify that this EASEMENT EXHIBIT was prepared by Starr Peak Surveying and is based on a field survey performed on or about Oct. 16, 2018, THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.



CHRISTOPHER HARTMAN
COLORADO REGISTERED
LAND SURVEYOR # 34168



Scale: 1" = 160'
0 160

LEGEND:
● FOUND CORNER MONUMENT

STARR PEAK SURVEYING

660 Taylor Dr
Black Hawk, CO 80422
303-642-0810
11/13/2018

FILE NO: RR Lot 25 - esmt