

**TEMPORARY CONSTRUCTION
EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT (this "Agreement") is made this ____ day of _____, 2017 by and between VINCENT A. VERBEL and KATHY L. VERBEL, ("Grantors") the owners of Lot 12, Block 36, Town of Grand Lake, State of Colorado, and TOM JENKINS and DEBI JENKINS ("Grantees") owners of Lots 9 and 10, Block 36, Town of Grand Lake, State of Colorado. Grantors and Grantees shall be referred to collectively herein as the "Parties".

RECITALS

- A. Grantees desire to plan, design, construct, install, maintain, repair and replace an access roadway ("the Roadway") through, upon, and over, certain real property described generally as a 15 foot wide strip of land parallel to and adjacent to the south line of Lot 11, Block 36, Town of Grand Lake, Colorado and depicted in Exhibit A, attached hereto and incorporated herein, as the "Easement Area".
- B. The purpose of the Roadway is to provide access to the property of the Parties, and others.
- C. Grantors desire to grant a temporary construction easement to Grantees, subject to the terms and conditions set forth in this Agreement, and the Grantees desire to accept such easement, subject to the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE, Grantors and Grantees agree as follows:

1. Consideration and Conveyance of Temporary Construction and Access Easement

In consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors hereby convey to the Grantees, their successors and assigns, the following easement, subject to the terms and conditions herein set forth:

A temporary construction easement for the purposes described in paragraph 2 below, over, upon, across and through all of that portion of the Parties' property that is depicted and described on the attached Exhibit A as the "Easement Area".

Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Easement Area, and that they have a good and lawful right to convey the Easement Area for the purposes set forth herein.

2. The Grantee's Use of Easement Area

The Easement Area shall be used by Grantees only for the following purposes: to plan, design, construct, and install the access roadway generally depicted on Exhibit A and that will provide access to the Parties' properties.

3. Grantors' Use of Easement Area

Grantors shall have the right to use and occupy the Easement Area they conveyed to the Grantees under paragraph 1 above for any purpose that does not unreasonably interfere with the Grantees' exercise of the rights hereby granted.

4. Benefits and Burdens to Run with the Land

The provisions of this Agreement, including all benefits and burdens, are intended to be real covenants running with the land to which they pertain, and each of the benefits and burdens of this Agreement shall inure to and be binding upon the Parties, their heirs, executors, administrators, personal representatives, successors and assigns to the land to which they pertain. The Parties to this Agreement agree that each of the provisions of this Agreement shall be subject to specific enforcement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

SIGNATURES APPEAR ON FOLLOWING PAGE

GRANTORS

Vincent A. Verbel

Kathy L. Verbel

STATE OF COLORADO

)

) ss.

COUNTY OF _____

)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by Vincent A. Verbel and Kathy L. Verbel.

Notary Public

Witness my hand and official seal.

My commission expires: _____

GRANTEES

Tom Jenkins

Debi Jenkins

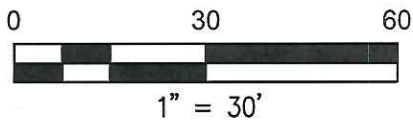
Exhibit A

Grand Lake Lot 12 Block 36

Grand County, Colorado



LAKE AVENUE
87.60' RIGHT OF WAY



DESCRIPTION PREPARED BY:



KEVIN KUCHARCZYK PLS 34591
FOR AND ON BEHALF OF BOWMAN CONSULTING
603 PARK POINT DRIVE, SUITE 100
GOLDEN, COLORADO 80401

DESCRIPTION:

THE SOUTHERLY 15.00 FEET OF LOT 12, BLOCK 36, TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 9066, GRAND COUNTY RECORDS.

Bowman
CONSULTING

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Golden, CO 80401 www.bowmanconsulting.com

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NOTE: THIS IS NOT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

June 5, 2017
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