

## Mutual Access Agreement

The Weld County Planning Commission requires that all shared accesses to be recorded in the Weld County Courthouse. To be compliant, Steve J Winter, Carie Jo Winter and Candace Kay Matheson agree to share a single entrance/egress off County Road 70, located at its present location and address. And that the entrance road will be 35' wide, or whatever, centered on the existing joint property line. And that the entrance road will curve out to the county road with a radius of at least 75 feet.

All parties agree that the shared entry road agreement will be recorded at the County Courthouse on both properties. This agreement does not change anything that we are currently doing. These are:

1. We shall continue to maintain our access point as we have done in the past.
2. We shall continue not to block the access point to the other party.
3. Either party still has the right to close their access point off at any future date. But they must do it in such a manner not to interfere or block the other party's access point into their property. How they close it is solely based on that party's discretion. Both parties will abide by the current Weld County traffic and construction codes at the time of closure. If a gate is installed it must include the minimum setback from the Right of Way for truck access.

If Candice Matheson submits a development plan to the Weld County Planning Commission and cannot get a permit because of shared access, she must have signed proof that they denied her permit because of the shared access. This agreement then can be terminated. Steve & Carie Jo Winter or the current owners will move their access point so her access point will become private.

Owners:

\_\_\_\_\_ Date: \_\_\_\_\_

Steve J Winter  
9370 County Road 70  
080715000058

\_\_\_\_\_ Date: \_\_\_\_\_

Carie Jo Winter  
9370 County Road 70  
080715000058

\_\_\_\_\_ Date: \_\_\_\_\_

Notary

WELD PT NW4 15-6-67 LOT A REC EXEMPT RE-2206 (.90R)

\_\_\_\_\_ Date: \_\_\_\_\_

CANDACE KAY MATHIASON  
9594 COUNTY ROAD 70  
080715100061

\_\_\_\_\_ Date \_\_\_\_\_

Notary

WELD PT W2NE4 15-6-67 LOT B REC EXEMPT RE-225 5 (.62R)