Acrewell

Author: Alexander Reese
Subject: 177 Charlie Randall Road - Land Use Agreements Summary
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Summary

As a condition of the sale we granted two easements to the seller:

1. Driveway Easement:
    - Runs parallel to the NW boundary lines and snakes up to her mobile home in the back.
    - This easement will exist in perpetuity until and unless another easement access is created to serve her mobile home lot, in which case it will be dissolved.

She doesn't use this ROW now, because she drives into her property via the cul-de-sac where her sister lives next door.

However, technically, this is the only legal access she has to her mobile home which is why it's important.

2. Garden Easement
    - There's a small garden area in the SW corner of the 3 acre lot, largely under the power lines at the intersection of Charlie Randall Road and the gravel drive.
    - She gets to use this area for her garden as long as she owns the property where her mobile home is located, behind our 3 acres.
    - Once she transfers title / sells her mobile home lot or dies, she loses this easement permanently.