

LAR04RGS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

NAME OF CONTRACTOR: LA ROCHE CONDOMINIUM ASSOCIATION, INC.

PURPOSE: INGRESS AND EGRESS

SUBJECT/PROJECT: 406 RIDGES BLVD.

TAX PARCEL #: 2945-163-26-032

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

EXHIBIT "A"

Perpetual easements for the installation, operation, maintenance, repair and/or replacement of drainage facilities for the conveyance of runoff water originating within "La Roche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two)" subdivision or from upstream areas, through natural or manmade facilities above or below ground, said easements being over, above, through and across that certain part of said subdivision in Section 16, Township One South, Range One West of the Ute Meridian described as follows: Commencing at Mesa County Survey Marker for the SW corner of said Section 16, from whence a Mesa County Survey Marker for the W 1/16 corner of said Section 16 bears N 89°16'39" E, according to the plat of said subdivision, as recorded in Plat Book 12 at Page 372 of the Office of the Mesa County Clerk and Recorder; thence N 37°03'36" E, on the boundary line of said subdivision, for a distance of 100.00 feet; thence, continuing on said boundary line, S 80°32'44" E (a) for a distance of 310.17 feet to the point of beginning; thence, leaving said boundary line, N 09°27'16" E for a distance of 80.16 feet; thence S 34°23'20" E for a distance of 10.74 feet; thence S 04°23'20" E for a distance of 74.58 feet to the intersection with said boundary line; thence N 80°32'44" W for a distance of 25.29 feet to the beginning; and (b) for a distance of 70.43 feet to the point of beginning; thence, leaving said boundary line, N 21°22'22" E for a distance of 86.76 feet; thence N 68°37'38" W for a distance of 4.00 feet; thence S 21°22'22" W for a distance of 87.60 feet to the intersection with said boundary line; thence S 80°32'44" E for a distance of 4.09 feet to the beginning;

County of Mesa,
State of Colorado.

These easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush and, as drainage easements, the right to dredge; provided, however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of the underlying fee shall not burden or overburden said easements by erecting or placing any improvements thereon that may prevent reasonable ingress and egress to and from the easements.

EXHIBIT "A"

A perpetual utility easement for use of city-approved public utilities for the installation, operation, maintenance, repair and/or replacement of utilities and appurtenant facilities, including but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines and communication lines, said easement being over, above, through, under and across that certain party of "La Roche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two)" subdivision in Section 16, Township One South, Range One West of the Ute Meridian described as follows: Commencing at Mesa County Survey Marker for the SW corner of said Section 16, from whence a Mesa County Survey Marker for the W 1/16 corner of said Section 16 bears N 89°16'39" E, according to the plat of said subdivision, as recorded in Plat Book 12 at Page 372 of the Office of the Mesa County Clerk and Recorder; thence N 71°59'38" E, for a distance of 389.87 feet to the point of beginning; thence S 85°36'40" W for a distance of 54.07 to the beginning of a non-tangent curve; thence 62.71 feet on the arc of said curve (the radius of which curve bears N 04°23'20" W a distance of 67.50 feet, the central angle of said curve is 53°14'00" and the chord of said curve bears N 58°59'40" E a distance of 60.48 feet); thence S 04°23'20" E a distance of 27.10 feet to the beginning;

County of Mesa,
State of Colorado.

This easement includes the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of the underlying fee shall not burden or overburden said easement by erecting or placing any improvements thereon that may prevent reasonable ingress and egress to and from the easement.