

39703RGS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF UTILITY, DRAINAGE & IRRIGATION
EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: 397 RIDGES BLVD., LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 397
RIDGES BOULEVARD - LOT 1, BLOCK 8 OF THE RIDGES FILING NO.
TWO

PARCEL NO.: 2945-201-02-040

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3320 Page 552

2114220 04/04/03 0908AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

3 PAGE DOCUMENT

GRANT OF UTILITY, DRAINAGE & IRRIGATION EASEMENT

397 Ridges Blvd., LLC, a Colorado limited liability company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, sanitary sewer lines, storm sewers and storm water drainage facilities and irrigation water facilities, on, along, over, under, through and across the following described premises, to wit:

Commencing at the Southwest corner of Lot 1, Block 8 of The Ridges Filing No. Two, situate in the Northeast ¼ of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 11 at Pages 297 through 300 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of The Ridges Filing No. Two; thence N 06°40'04" E along the Westerly boundary line of said Lot 1 a distance of 106.55 feet to an angle point on said Westerly boundary line; thence continuing along the Westerly boundary line of said Lot 1, N 00°00'00" W a distance of 106.13 feet to the True Point of Beginning of the Easement herein described;

Thence N 00°00'00" W along the Westerly boundary line of said Lot 1 a distance of 21.42 feet; Thence leaving the Westerly boundary line of said Lot 1, N 69°00'00" E a distance of 146.98 feet to a point on the Easterly boundary line of said Lot 1;

Thence along the Easterly boundary line of said Lot 1, 20.75 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 375.00 feet, a central angle of 03°10'20", and a long chord bearing S 05°33'05" E a distance of 20.75 feet;

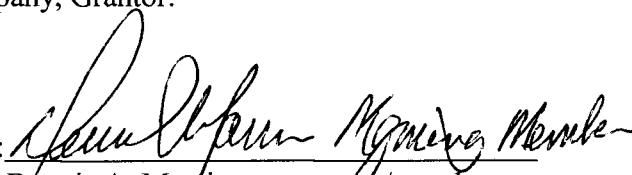
Thence leaving the Easterly boundary line of said Lot 1, S 69°00'00" W a distance of 149.12 feet to the Point of Beginning,

containing 2958.97 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 3rd day of April, 2003.

397 Ridges Blvd., LLC, a Colorado limited liability company, Grantor:

By: 
Dennis A. Morris, as manager/member

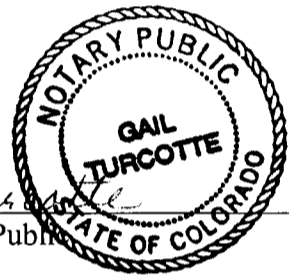
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of April, 2003, by Dennis A. Morris, as manager/member of 397 Ridges Blvd., LLC, a Colorado limited liability company.

My commission expires 6/13/04.
Witness my hand and official seal.

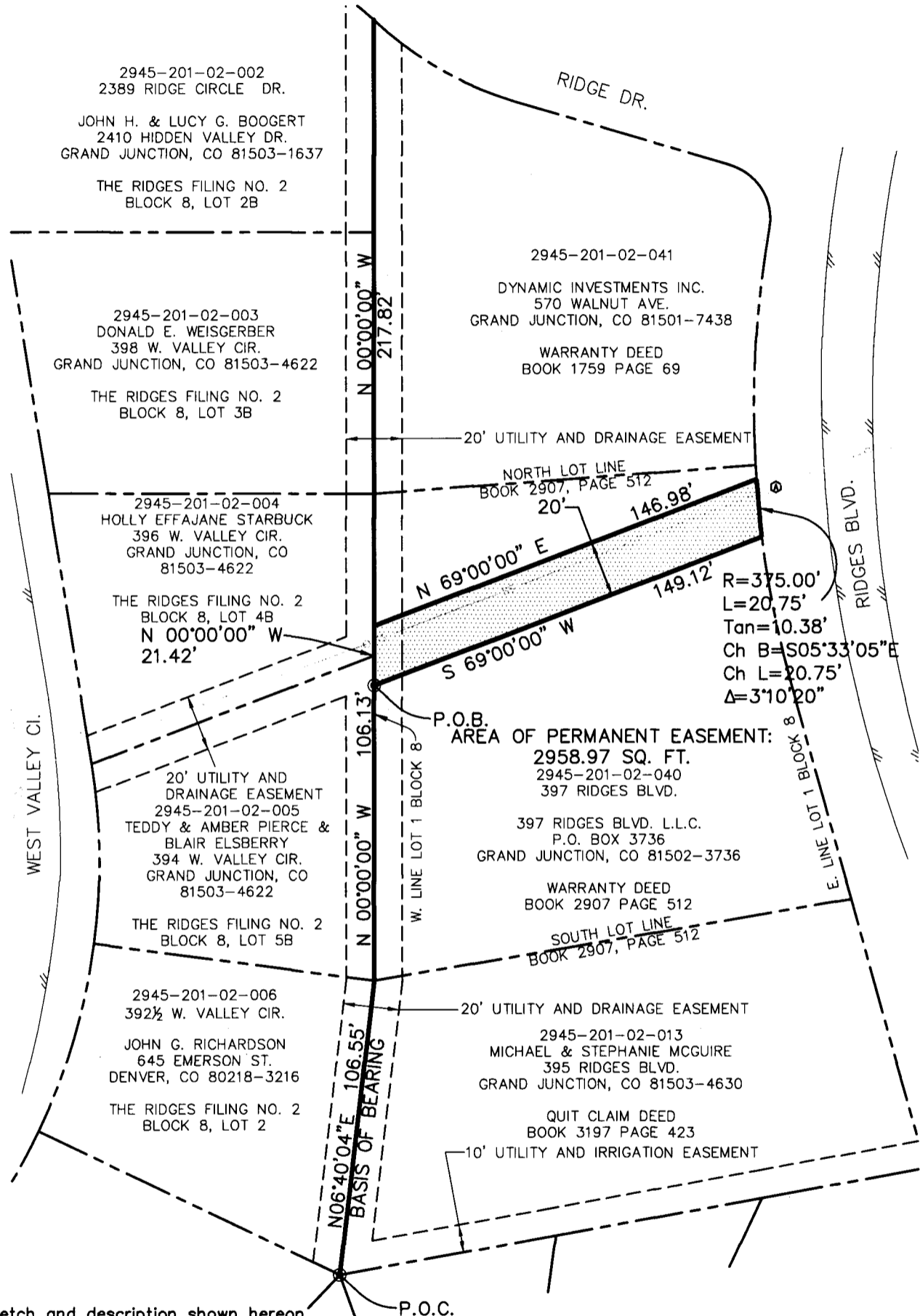
Gail Turcotte
My Commission Expires
June 13, 2004

Gail Turcotte
Notary Public



N:\Cadd\projects\MIKEB\W Valley CI\dwg\EXB.dwg 3/31/03

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

DRAWN BY: JAH
 DATE: 03-27-2003
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO. EXB.DWG

2945-201-02-040
 397 RIDGES BLVD.
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION