

ATM01FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: UTILITIES EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: ATMF-GRAND JUNCTION, LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2414 F ROAD, LOT 1A  
MESA VILLAGE SUBDIVISION

PARCEL NO.: 2945-043-04-006

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

①

EASEMENT

2020420 10/16/01 0427PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

THIS EASEMENT, granted this 6 day of July, 2001 between ATMF Grand Junction, LLC, a Colorado limited liability company whose legal address is 6735 Telegraph Road, Suite 110, Bloomfield Hills, Michigan 48301, of the County of Mesa, State of Colorado, the Grantor, and the City of Grand Junction, a Colorado home rule municipality whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501 of the County of Mesa, and State of Colorado, the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars, paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the Grantee an easement for the purposes set forth on Exhibit A attached hereto and incorporated by reference herein, over and across the following described parcel of real property situate in the County of Mesa and State of Colorado to wit:

See Exhibit A attached hereto and incorporated by reference herein.

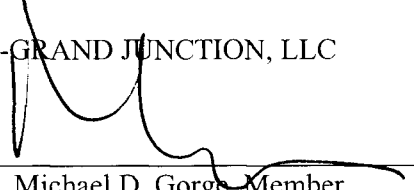
This Easement is for the benefit of and appurtenant to that land, or any part thereof, situate in the County of Mesa and State of Colorado, and described as: Lot 1A, Replat of Mesa Village Subdivision, Grand Junction, Mesa County, Colorado.

This Easement shall expire upon the happening of the following event, or at the time set forth below, whichever is earlier: the Easement shall continue in perpetuity.

The Grantee agrees to repair and maintain the easement granted herein at the cost and expense of the Grantee, and that said Grantee will in no way hinder or prevent the proper and reasonable use and enjoyment of the property through which the easement is granted.

GRANTOR:

ATMF-GRAND JUNCTION, LLC

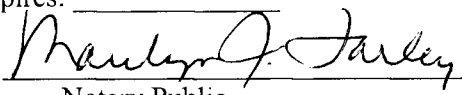
By:   
Michael D. Gorge, Member

STATE OF MICHIGAN )  
                                  ) ss,  
COUNTY OF OAKLAND )

Subscribed and sworn to before me this 6<sup>th</sup> day of July, by Michael D. Gorge, as a Member of ATMF-Grand Junction, LLC, a Colorado limited liability company, for and on behalf of said company.

MARILYN J. FARLEY  
NOTARY PUBLIC OAKLAND CO., MI  
MY COMMISSION EXPIRES May 23, 2003

My commission expires: \_\_\_\_\_

  
Notary Public

[SEAL]

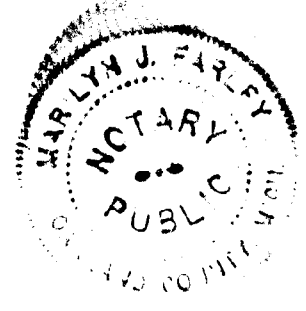


EXHIBIT A

Easement # 105

EASEMENT DESCRIPTION

An easement across Lot 1A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at a point on the North line of said Lot 1A, whence the the Northwest corner of said Lot 1A bears North 89°58'30" West, a distance of 40.00 feet;  
 Thence South 89°58'30" East, a distance of 14.00 feet  
 Thence South 00°01'30" West, a distance of 514.95 feet;  
 Thence 97.62 feet along the arc of a 110.00 foot radius tangent curve to the left, through a central angle of 50°50'52", with a chord bearing South 25°23'56" East, a distance of 94.45 feet;  
 Thence North 87°38'08" West, a distance of 21.38 feet;  
 Thence 92.87 feet along the arc of a 124.00 foot radius non-tangent curve to the right, through a central angle of 42°54'45", with a chord bearing North 21°25'52" West, a distance of 90.72 feet;  
 Thence North 00°01'30" East tangent to said curve, a distance of 514.95 feet to the Point of Beginning.

AND

Easement #106

EASEMENT DESCRIPTION

A 20.00 foot wide utility easement across Lot 1A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; said easement being more particularly described as follows:

Beginning at a point on the easterly line of said Lot 1A, whence the Northeast corner of said Lot 1A bears North 00°07'48" East, a distance of 20.00 feet;  
 Thence South 00°10'49" West, a distance of 20.00 feet;  
 Thence North 89°58'30" West, a distance of 795.57 feet;  
 Thence North 00°01'30" East, a distance of 20.00 feet;  
 Thence along said southerly line, South 89°58'30" East, a distance of 795.60 feet to the Point of Beginning.

Containing 0.365 Acres, more or less.

This description was prepared by:  
 Dennis R. Shellhorn  
 Colorado P.L.S. 18478  
 529 25 1/2 Road, Suite 210  
 Grand Junction, Colorado

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.