

EPH03DRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT (MULTI-PURPOSE)</b>
NAME OF PROPERTY OWNER OR GRANTOR:	EPHEMERAL RESOURCES LLC
PURPOSE:	D ROAD GRAVEL PIT
ADDRESS:	2937 D ROAD
PARCEL NO:	2943-202-00-006
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2003
EXPIRATION:	NONE
DESTRUCTION:	NONE



Easement No. 1: A Perpetual Multi-Purpose Easement situate in the East ½ of the Northeast ¼ of the Northwest ¼ ("E½ NE¼ NW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Southeast corner of the E½ NE¼ NW¼ of said Section 20, and considering the North line of the E½ NE¼ NW¼ of said Section 20 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence S 89°53'36" W along the South line of the E½ NE¼ NW¼ of said Section 20 a distance of 30.00 feet to the True Point of Beginning;

thence S 89°53'36" W along the South line of the E½ NE¼ NW ¼ of said Section 20 a distance of 14.00 feet;

thence leaving the South line of the E½ NE¼ NW ¼ of said Section 20, N 00°01'52" E a distance of 1246.82 feet;

thence N 44°59'21" W a distance of 19.40 feet;

thence S 90°00'00" W a distance of 601.11 feet, more or less, to a point on the West line of the E½ NE¼ NW ¼ of said Section 20;

thence N 00°04'35" E along the West line of the E½ NE¼ NW ¼ of said Section 20 a distance of 14.00 feet;

thence leaving the West line of the E½ NE¼ NW ¼ of said Section 20, N 90°00'00" E a distance of 606.89 feet;

thence S 44°59'21" E a distance of 31.00 feet;

thence S 00°01'52" W a distance of 1252.59 feet to the Point of Beginning.

The above described Easement contains 26,304.66 square feet, more or less.

AND ALSO

Easement No. 2: A Perpetual Multi-Purpose Easement situate in the East ½ of the Southeast ¼ of the Northwest ¼ ("E½ SE¼ NW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

The West 14.0 feet of the East 44.0 feet of the of the East ½ of the Southeast ¼ of the Northwest ¼ ("E½ SE¼ NW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

The above described Easement contains 18,556.93 square feet, more or less.

AND ALSO

Easement No. 3: A Perpetual Multi-Purpose Easement situate in the East ½ of the Northeast ¼ of the Southwest ¼ ("E½ NE¼ SW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Center ¼ Corner of said Section 20, and considering the North line of the Northeast ¼ of the Northwest ¼ ("NE¼ NW¼") of said Section 20 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence N 89°59'19" W along the North line of the E½ NE¼ SW¼ of said Section 20 a distance of 30.00 feet to the True Point of Beginning;

thence leaving the North line of the E½ NE¼ SW¼ of said Section 20 and along a line which is parallel with the East line of the E½ NE¼ SW¼ of said Section 20, S 00°00'25" W a distance of 569.62 feet to a point;

thence S 89°57'49" W a distance of 14.00 feet;

thence N 00°00'25" E a distance of 569.63 feet, more or less, to a point on the North line of the E½ NE¼ SW¼ of said Section 20;

thence S 89°59'19" E along the North line of the E½ NE¼ SW¼ of said Section 20 a distance of 14.00 feet to the Point of Beginning.

The above described Easement contains 7,974.75 square feet, more or less.