

GRN0826R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	GREEN LEAF PARTNERS, LLC.
PURPOSE:	G ½ ROAD AT LEACH CREEK IRRIGATION AND DRAINAGE EASEMENT
ADDRESS:	755 26 ROAD
PARCEL #:	2701-341-00-120
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF IRRIGATION AND DRAINAGE EASEMENT

Green Leaf Partners, LLC, a Colorado Limited Liability Company, Grantor, whose address is 755 26 Rd, Grand Junction, CO, 81506 for and in consideration of the sum of One Thousand Four Hundred Fifty-One and 00/100 Dollars (\$1,451.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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 and replacement of a short section of G 1/2 Road in the vicinity of Leach Creek which will include widening the road and walk which requires the fill section above the box culvert to also be widened. Slope stability will be maintained by widening both the top and bottom of the fill section resulting in the need to lengthen the box culvert. Existing drainage and irrigation tailwater facilities currently discharge into Leach Creek immediately upstream of the roadway and existing box culvert and is causing substantial erosion of the east bank of Leach Creek. To modernize these facilities and prevent future erosion, existing drainage and irrigation facilities will be reconstructed on, along, over, under, through and across the following described parcel of land, to wit:

A certain Perpetual Irrigation and Drainage Easement located in the East Quarter of Section 34, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 34 and assuming the East line of the NE 1/4 SE 1/4 of said Section 34 to bear S00°11'03"W with all bearings contained herein relative thereto; thence S89°52'08"W along the North line of NE 1/4 SE 1/4 of said Section 34 a distance of 749.88 feet ; thence N46°56'42"W a distance of 75.23 feet; thence N43°24'13"W a distance of 162.01 feet to the Point of Beginning; thence N43°24'13"W a distance of 13.99 feet; thence N55°35'01"E a distance of 49.14 feet; thence S34°24'59"E a distance of 25.91 feet; thence S55°35'01"W a distance of 13.50 feet; thence N81°56'03"W a distance of 17.91 feet; thence S55°35'01"W a distance of 20.25 feet to the Point of Beginning.

Said parcel contains 907.00 square feet, more or less, 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said irrigation and drainage improvements shall be performed with due care using commonly accepted standards and techniques without cost to Grantor.

3. Grantor hereby covenants with Grantee it has good title to the described Property.

4. If the irrigation and drainage improvements contemplated to be built within the Easement are not constructed or are abandoned, Grantor shall have the option, to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 11 day of February, 2008.

Grantor:
Green Leaf Partners, LLC
a Colorado Limited Liability Company,

By: [Signature]
Dennis Hill, Member

By: [Signature]
Daniel T. Komlo, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11 day of February, 2008, by Dennis Hill, Member and Daniel T. Komlo, Member, Green Leaf Partners, LLC, a Colorado Limited Liability Company.

My commission expires 11-17-08.

Witness my hand and official seal.

[Signature]
Notary Public

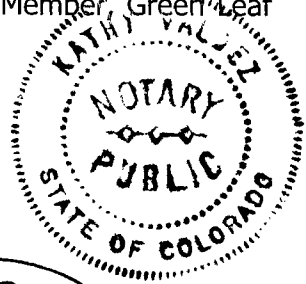
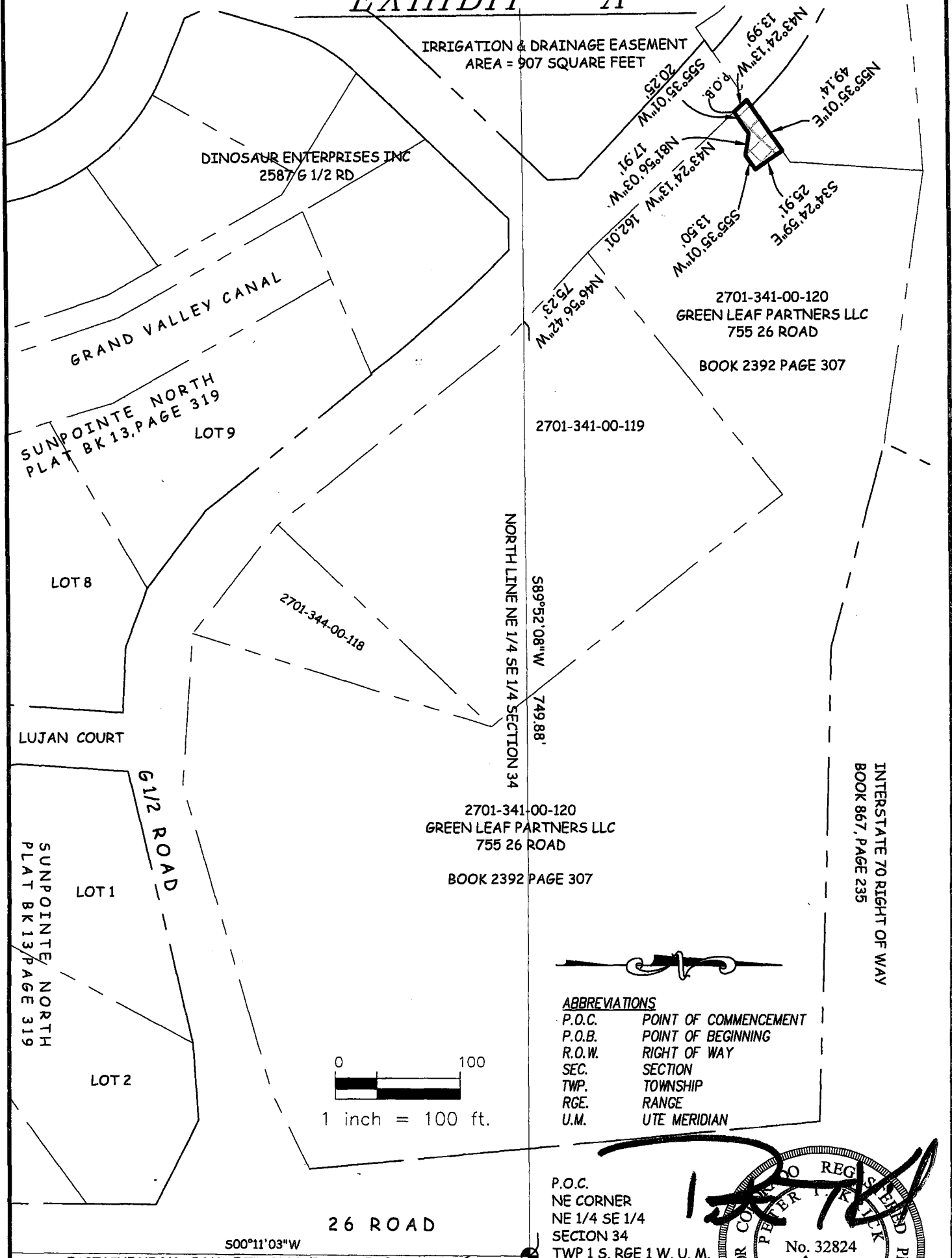


EXHIBIT "A"



IRRIGATION & DRAINAGE EASEMENT
AREA = 907 SQUARE FEET

DINOSAUR ENTERPRISES INC
2587 G 1/2 RD

GRAND VALLEY CANAL

SUNPOINTE NORTH
PLAT BK 13, PAGE 319
LOT 9

LOT 8

2701-344-00-118

LUJAN COURT

G 1/2 ROAD

SUNPOINTE NORTH
PLAT BK 13/PAGE 319

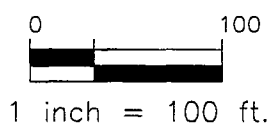
LOT 1

LOT 2

NORTH LINE NE 1/4 SE 1/4 SECTION 34

2701-341-00-120
GREEN LEAF PARTNERS LLC
755 26 ROAD
BOOK 2392 PAGE 307

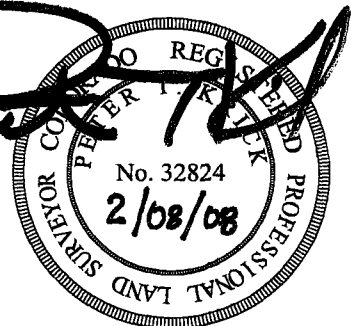
INTERSTATE 70 RIGHT OF WAY
BOOK 867, PAGE 235



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN

P.O.C.
NE CORNER
NE 1/4 SE 1/4
SECTION 34
TWP 1 S. RGE 1 W. U. M.



500°11'03"W
EAST LINE NE 1/4 SE 1/4 SECTION 34 (BASIS OF BEARINGS)

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 a means for establishing or verifying property boundary lines.

DRAWN BY: TLP
DATE: 12-05-07
SCALE: 1" = 100'
APPR. BY: PTK

G 1/2 ROAD AT LEACH CREEK
IRRIGATION & DRAINAGE EASEMENT
GREEN LEAF PARTNERS LLC

