

KOL02SIX

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: INGRESS/EGRESS

NAME OF PROPERTY OWNER OR GRANTOR: KOLOHA INVESTMENTS, LLC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT  
10 OF BLOCK 5, SIX AND FIFTY WEST SUBDIVISION, FILING NUMBER  
TWO

PARCEL NO.: 2945-151-11-010

FILE # SS-2002-151

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2088890 11/22/02 1042AM  
MONIKA TODD CLR&REG MESA COUNTY CO  
REC FEE \$20.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF EASEMENT**

THIS GRANT OF EASEMENT is made and given as of the 29<sup>th</sup> day of August, 2002, from Koloha Investments, LLC, a Colorado limited liability company, whose address is P.O. Box 882026, Steamboat Springs, Colorado 80488 ("Grantor").

**RECITALS**

Grantor is the owner of certain real property in Mesa County, Colorado, a portion of which it wishes to subdivide, and in order to obtain subdivision approval, the City of Grand Junction, Colorado has requested that Grantor grant an easement for the benefit of a parcel of real property also owned by Grantor, adjacent to the parcel to be subdivided.

NOW THEREFORE, this Grant of Easement is made as follows:

1. As used in this Grant of Easement the following terms shall have the following meanings:

A. "Easement Property" means Lot Ten, Block Five, Six and Fifty West Subdivision, Filing Number Two, as recorded in the real property records of Mesa County, Colorado, which property shall become a portion of Lot 1, Koloha Simple Subdivision, City of Grand Junction, Mesa County, Colorado, upon acceptance and recordation of the subdivision plat therefore by the City of Grand Junction, Colorado.

B. "Benefitted Property" means Lot Nine, Block Five, Six and Fifty West Subdivision, Filing Number Two, as recorded in the real property records of Mesa County, Colorado.

C. "Grantee" means Grantor and any and all successors and assigns thereof holding fee simple title to the Benefitted Property.

2. Grantor hereby grants and conveys to Grantee a permanent non-exclusive easement ("Easement") for the purposes of ingress and egress over the Easement Property for the use of the Benefitted Property. The Easement is more particularly described upon Exhibit A, which is attached hereto and incorporated herein by this reference.

3. The Easement shall be permanent and perpetual, and shall be binding upon the successors, grantees and assigns of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement as of the date set forth above.

GRANTOR: KOLOHA INVESTMENTS, LLC



By: [Signature]

STATE OF COLORADO )  
  ) SS.  
COUNTY OF Mesa )

The foregoing Grant of Easement was acknowledged before me this 29<sup>th</sup> day of August, 2002 by Martin T. Kolonel

Witness my hand and official seal.

My commission expires: 3/02/2005

[Signature: Deborah Shultz]  
Notary Public

EASEMENT DESCRIPTION

A tract of land for ingress and egress purposes located in Lot 10, Block Five, Six and Fifty West Subdivision, Filing No. Two as recorded in Mesa County, Colorado, being more particularly described as follows:

Beginning at the southeast corner of said Lot 10;  
thence N41°04'37"W a distance of 56.50 feet along the east line of said Lot 10;  
thence S48°55'23"W a distance of 24.00 feet;  
thence S41°04'37"E a distance of 56.50 feet to the south line of said Lot 10;  
thence N48°55'23"E a distance of 24.00 feet to the point of beginning.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

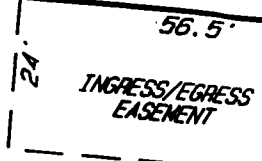
LOT 9, BLOCK FIVE, SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO

SE COR.  
LOT 9  
BLOCK 5

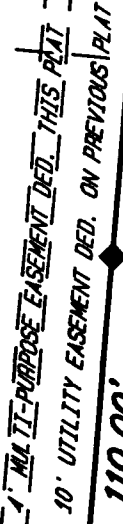
S41°04'37"E

250.00'

N48°55'23"E  
55.00'



LOT 1  
0.63 ± ACRES



S48°55'23"W  
BASIS OF BEARING FROM SIX AND FIFTY WEST  
SUBDIVISION, FILING NO. TWO RECORDED PLAT

WEST CITIZENS

N41°04'37"W

250.00'

110.00'

PROJECT  
BENCHMARK  
EL. 4553.56  
NAVD 88

LOT 12, BLOCK FIVE, SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO