

RHD07284

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (UTILITY EASEMENT)
NAME OF PROPERTY OWNER OR GRANTOR:	RIDGEWOOD HEIGHTS DEVELOPMENT LLC.
PURPOSE:	UTILITIES
ADDRESS:	585 28 ¼ ROAD
TAX PARCEL NO.:	2943-072-00-040
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

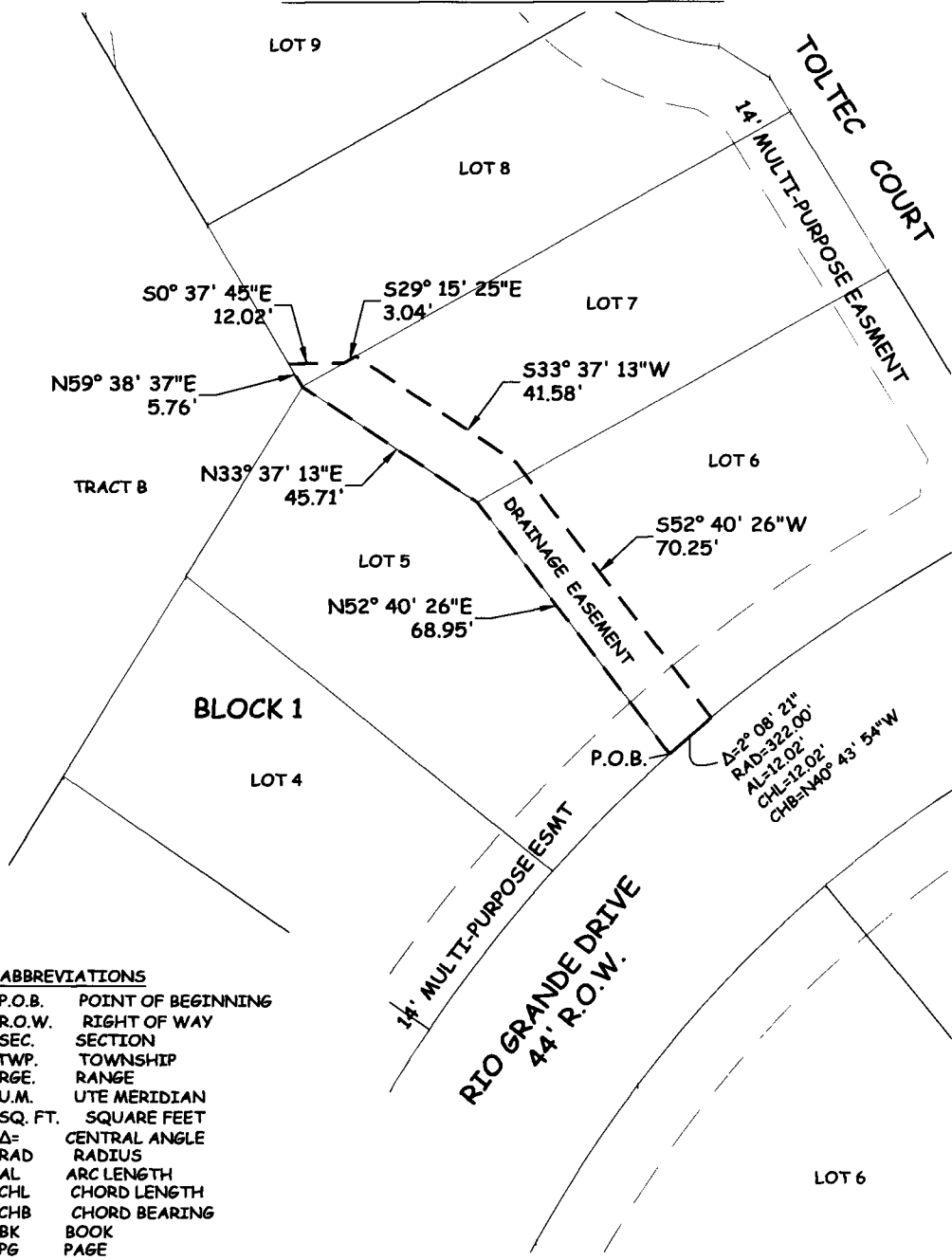
EXHIBIT "A"

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

That certain drainage easement over the Northerly portion of Lots 6, 7 and 8 of Block 1, plat of Ridgewood Heights, further described by metes and bounds as follows: BEGINNING at the Northwest corner of said Lot 6, thence N 52°40'26" E along the Northerly line of said Lot 6 a distance of 68.95 feet to the Northeast corner of said Lot 6; thence N 33° 37'13" E along the Northerly line of said Lot 7 a distance of 45.71 feet to the Northeast corner of said Lot 7; thence N 59°38'37" E along the Northerly line of said Lot 8 a distance of 5.76 feet; thence S 00°37'45" E a distance of 12.02 feet to a point on the Easterly line of said Lot 7; thence S 29°15'25" E along the Easterly line of said Lot 7 a distance of 3.04 feet; thence S 33°37'13" W a distance of 41.58 feet; thence S 52°40'26" W a distance of 70.25 feet to a point on the Northerly right of way for Rio Grande Drive, a 44.0 foot right of way; thence Northwesterly 12.02 feet along the arc of a non-tangent 322.00 foot radius curve concave Southwest, through a central angle of 02°08'21" and having a chord bearing of N 40°43'54" W with a chord distance of 12.02 feet to the POINT OF BEGINNING.

By: Peter T. Krick
City of Grand Junction
250 North 5th Street

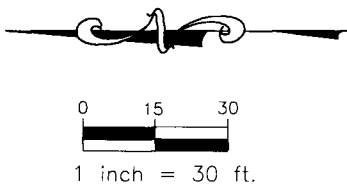
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ABBREVIATIONS

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BK	BOOK
PG	PAGE

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: 08-14-07
 SCALE: 1" = 30'
 APPR. BY: PTK

RIDGEWOOD HEIGHTS

DRAINAGE EASEMENT

CITY OF
Grand Junction
 COLORADO

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Tract B of the plat of Ridgewood Heights

By: Peter T. Krick
City of Grand Junction
250 North 5th Street

JOINDER OF JUNIOR MORTGAGEE

LUCTEN, LLC, a Colorado limited liability company ("**Second Mortgagee**"), as the beneficiary under Deed of Trust dated December 15, 2005 and recorded in the records of the County Clerk and Recorder on December 30, 2005 in Book 4340 at Page 305 (the "**Junior Deed of Trust**"), which creates a lien on the Lots, joins in the signing of this Grant of Utility Easement for the following purposes and no other:

1. Second Mortgagee consents to the matters contained in the Grant of Utility Easement, and the recording of the Easement Deed in the records of the County Clerk and Recorder.
2. Second Mortgagee acknowledges and agrees that the Junior Deed of Trust and other documents, recorded and unrecorded, entered into in connection with it, are subject, subordinate, inferior and junior to the Grant of Utility Easement and its terms and conditions.

Dated as of August 20, 2007.

LUCTEN, LLC, a Colorado limited liability company

By: _____

Linda Daly, one of its Managers

STATE OF COLORADO)
) ss
COUNTY OF MESA)

Subscribed and sworn to before me this 20 day of August, 2007, by Linda Daly, known to me to be one of the Managers of Lucten, LLC, a Colorado limited liability company, who signed this instrument as such officer on behalf of such company as his/her free and voluntary act, and as the free and voluntary act of the company.

Witness my hand and official seal

My commission expires 12/20/08

Ronna Capra

Notary Public

