

WEC07170

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (DRAINAGE)
NAME OF PROPERTY OWNER OR GRANTOR:	WAGNER EQUIPMENT COMPANY.
PURPOSE:	WAGNER CAT EQUIPMENT RELOCATION
ADDRESS:	2322 1-70 FRONTAGE ROAD
TAX PAREL NO.:	2701-322-07-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2404610, BK 4524 PG 801 09/28/2007 at
04:12:09 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich Mesa County, CO CLERK AND RECORDER

GRANT OF DRAINAGE EASEMENT

Wagner Equipment Company, a Colorado corporation, Grantor, whose address is 18000 Smith Road, Aurora, CO, 80011, for and in consideration of the sum of Ten 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 Drainage Easement to be constructed on, along, over, under, through and across the following described parcel of land, to wit:

A tract of land situated in the Southwest Quarter of the Northwest Quarter of Section 32, Township 1 North, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the West Quarter Corner of Section 32, Township 1 North, Range 1 West, of the Ute Meridian from whence the North Sixteenth Corner on the West Line of said Section 32 bears N0°03'12"E a distance of 1321.44 feet; thence N73°12'36"E a distance of 935.05 feet to the POINT OF BEGINNING, being a point on the North right of way line for I-70 Frontage Road; thence N0°20'55"E a distance of 476.20 feet; thence S90°00'00"W a distance of 179.58 feet; thence N0°00'00"E a distance of 120.00 feet; thence N90°00'00"E a distance of 50.00 feet; thence S0°00'00"W a distance of 105.00 feet; thence N90°00'00"E a distance of 144.67; thence S0°20'55"W a distance of 491.29 feet; thence N89°39'05"W a distance of 15.00 feet to the POINT OF BEGINNING.

Said tract of land contains 15.313.00 square feet more or less as described herein

4. Grantee shall indemnify Grantor against and hold it harmless from any claim, demand, liability, loss, cost or expense (including reasonable attorneys' fees) made against or incurred by Grantor as a result of or in connection with Grantee's exercise of the Easement, as well as any unauthorized use of the Grantee's property by Grantee.

5. If the 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 24 day of Sept, 2007.

Wagner Equipment Company,
a Colorado corporation

By: Bruce S. Wagner
Bruce S. Wagner, President

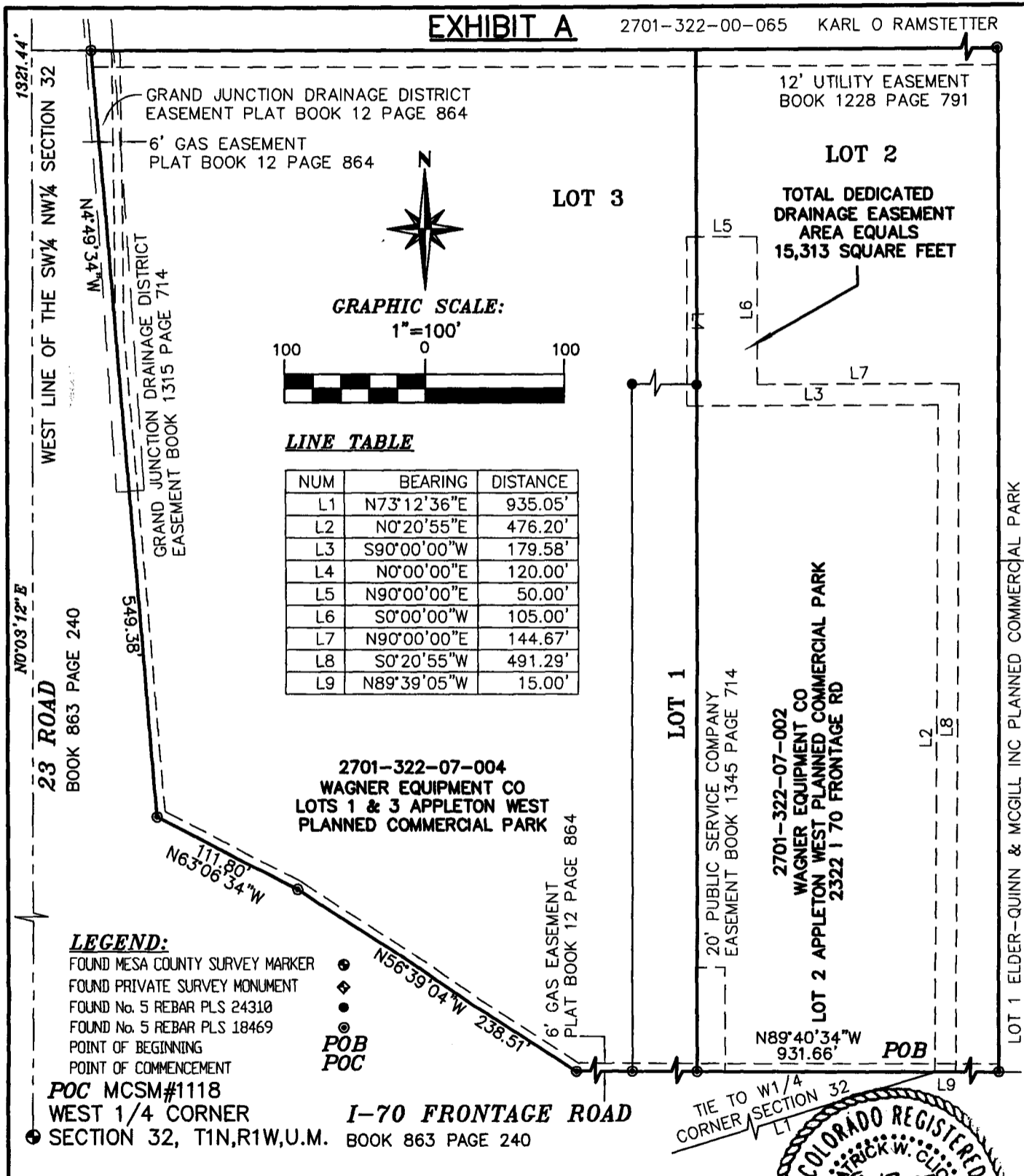
State of Colorado)
)ss.
County of Adams)

The foregoing instrument was acknowledged before me this 24 day of September, 2007, by Bruce S. Wagner, President, Wagner Equipment Company, a Colorado corporation

EXHIBIT A

2701-322-00-065

KARL O RAMSTETTER



WEST LINE OF THE SW¼ NW¼ SECTION 32

GRAND JUNCTION DRAINAGE DISTRICT
EASEMENT PLAT BOOK 12 PAGE 864

6' GAS EASEMENT
PLAT BOOK 12 PAGE 864

GRAND JUNCTION DRAINAGE DISTRICT
EASEMENT BOOK 1315 PAGE 714

12' UTILITY EASEMENT
BOOK 1228 PAGE 791

LOT 3

LOT 2

TOTAL DEDICATED
DRAINAGE EASEMENT
AREA EQUALS
15,313 SQUARE FEET

LINE TABLE

NUM	BEARING	DISTANCE
L1	N73°12'36"E	935.05'
L2	N0°20'55"E	476.20'
L3	S90°00'00"W	179.58'
L4	N0°00'00"E	120.00'
L5	N90°00'00"E	50.00'
L6	S0°00'00"W	105.00'
L7	N90°00'00"E	144.67'
L8	S0°20'55"W	491.29'
L9	N89°39'05"W	15.00'

2701-322-07-004
WAGNER EQUIPMENT CO
LOTS 1 & 3 APPLETON WEST
PLANNED COMMERCIAL PARK

LOT 1

20' PUBLIC SERVICE COMPANY
EASEMENT BOOK 1345 PAGE 714

2701-322-07-002
WAGNER EQUIPMENT CO
LOT 2 APPLETON WEST PLANNED COMMERCIAL PARK
2322 I 70 FRONTAGE RD

LEGEND:

- FOUND MESA COUNTY SURVEY MARKER ●
- FOUND PRIVATE SURVEY MONUMENT ◆
- FOUND No. 5 REBAR PLS 24310 ○
- FOUND No. 5 REBAR PLS 18469 ⊙
- POINT OF BEGINNING POB
- POINT OF COMMENCEMENT POC

POC MCSM#1118
WEST 1/4 CORNER

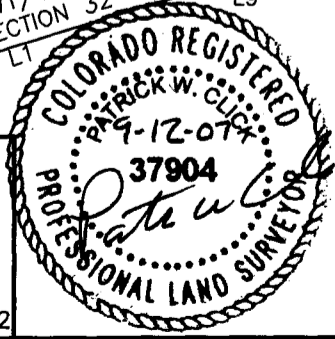
I-70 FRONTAGE ROAD

SECTION 32, T1N,R1W,U.M. BOOK 863 PAGE 240

TIE TO W1/4
CORNER SECTION 32

LEGAL DESCRIPTION SKETCH
 SITUATED IN THE SW¼ NW¼ SECTION 32, T1N, R1W, UTE P.M.
2322 I 70 FRONTAGE ROAD
 TAX#2701-322-07-002 & 004 OWNER: WAGNER EQUIPMENT CO
 CLIENT: WAGNER JOB #: 2006111 FIELD WORK: PWC
 DATE: 6/06/07 DRAWING NAME: LEGAL DRAWN BY: PWC

POLARIS SURVEYING
 PATRICK W. CLICK
 P.L.S. No. 37904
 695 36 ROAD
 PALISADE, CO 81526
 PHONE (970)986-0522



LOT 1 ELDER-QUINN & MCGILL INC PLANNED COMMERCIAL PARK