

WFM02FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF CONTRACTOR:	FBFW, LLC WELLS FARGO HOME MORTGAGE
SUBJECT / PROJECT:	STORM RETENTION EASEMENT
ADDRESS:	2387 F ROAD
PARCEL:	2945-054-06-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2002
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

BOOK 3144 PAGE 767
2074113 09/03/02 1228PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

STORM RETENTION EASEMENT

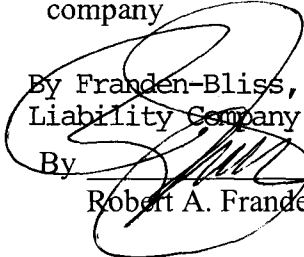
THIS STORM RETENTION EASEMENT, dated as of the 27 day of August, 2002, is by FBFW, LLC, a Colorado limited liability company (Grantor), as owner and developer of Lots 1, 2 and 3 of the FBFW Simple Subdivision, a replat of MGW Minor Subdivision, City of Grand Junction, Mesa County, Colorado (Subdivision).

Grantor, for and in consideration of the approval by the City of Grand Junction, County of Mesa, Colorado of the Subdivision, hereby grants to itself and all future owners of Lots 2 and 3 a perpetual storm water retention easement on Lot 2 of the Subdivision for the benefit of Lot 3 of the Subdivision, both located in Mesa County, Colorado, as specifically shown on that certain plat recorded at Book 19 at Page 85 in the real property records of Mesa County, Colorado.

This grant of easement shall be for the purpose of retention of storm water which originates on Lot 3.

This storm retention easement is for benefit of future owners of Lot 3 and it is the intent of the Grantor that this easement shall not merge based upon common ownership of Lots 2 and 3 of the Subdivision.

FBFW, LLC, a Colorado limited liability company



By ~~Franden-Bliss, LLC, a Colorado Limited Liability Company, Manager~~

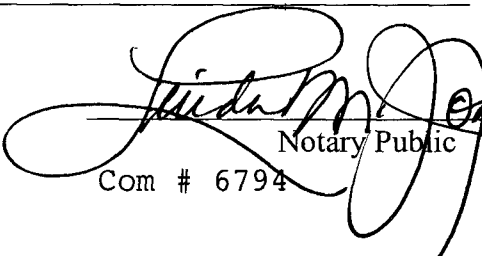
By _____
Robert A. Franden, Managing Member

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

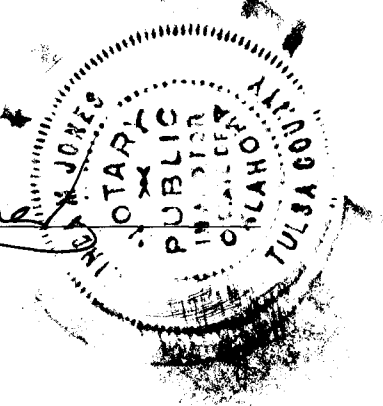
This Storm Retention Easement was acknowledged before me by ROBERT A. FRANDEN, ~~Franden-Bliss, LLC, a Colorado limited liability company, Manager of~~ as managing member of FBFW, LLC, a Colorado limited liability company, on this 27 day of August, 2002, for the aforementioned purposes.

Witness my hand and official seal.

My commission expires: 05-20-04



Notary Public
Com # 6794



STORMWATER RETENTION EASEMENT DESCRIPTION

An easement across Lot 2 of FBFW Simple Subdivision, as shown on the plat recorded at Reception No. 2068864 of the Mesa County records, Mesa County, Colorado, said easement being more particularly described as follows:

Beginning at a point on the easterly line common to said Lot 2 and Lot 3 of said FBFW Simple Subdivision, whence the southerly corner common to said Lots 2 and 3 bears South 06°16'22" West, a distance of 6.74 feet;
Thence six feet northerly of and parallel with the south line of said Lot 2, North 56°33'45" West, a distance of 79.06 feet;
Thence North 35°28'41" East, a distance of 22.45 feet;
Thence North 47°07'35" East, a distance of 77.86 feet;
Thence South 68°38'37" East, a distance of 3.58 feet;
Thence five feet westerly of and parallel with the easterly line common to said Lots 2 and 3, South 06°16'22" West, a distance of 102.09 feet;
Thence South 56°33'45" East, a distance of 5.62 feet to the easterly line common to said Lots 2 and 3;
Thence South 06°16'22" West, a distance of 8.99 feet to the Point of Beginning.