

RESOLUTION NO. 189-07

A RESOLUTION OF THE RIDGES METROPOLITAN DISTRICT AUTHORIZING THE
CONVEYANCE OF A SEWER EASEMENT TO THE CITY OF GRAND JUNCTION

Recitals

Two R&D Development LLC ("TRD") has applied to the City to develop a residential development project in the Ridges. The project is known as Pinnacle Ridge.

TRD requires a small easement across Ridges Metropolitan District ("District") land in order to connect sewer to the project.

The District has considered the value of the land and the benefit of granting the easement and consents to the same without payment of additional consideration by TRD.

The City Council sitting as the District Board has reviewed the proposed conveyance and has agreed to grant the necessary easement.

NOW, THEREFORE BE IT RESOLVED THAT:

The land described in the attached Exhibit A shall be conveyed by the District to the City, for the use and benefit of TRD, as a sewer easement. The conveyance shall be at no cost.

The developer shall be responsible, at no cost to the City, for the construction of any and all necessary improvements to make the easement serviceable.

PASSED, ADOPTED AND SIGNED this 19th day of December 2007.

/s/: James J. Doody
James J. Doody
Chair of the Ridges Metropolitan District Board

ATTEST:
/s/: Stephanie Tuin
Stephanie Tuin
City Clerk

EXHIBIT A

SEWER LINE EASEMENT DESCRIPTION

A strip of land of a sewer line easement, situated in the SE 1/4 NE 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being 10.00 feet on each side of the following described center line:

Commencing at the N 1/16 corner of said Section 20, the basis of bearing being S00°13'21"W along the east line of said SE 1/4 NE 1/4 to the E 1/4 corner of said Section 20;
thence S00°13'21"W a distance of 216.11 feet to the point of beginning;
thence N89°39'57"W a distance of 15.21 feet to the easterly right-of-way of Ridgeway Court as dedicated on the recorded subdivision plat of The Ridges Filing No. Three as recorded in Plat Book 12 at Pages 180 & 181 of said Mesa County records, also being the point of terminus.

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

EXHIBIT A

