

GRANT OF DRAINAGE EASEMENT

A & G Partnership, LLP, a Colorado Limited Liability Partnership, Grantor, whose mailing address is 710 S. 15th Street, Grand Junction, Co 81501, owner of that certain parcel of land, with an address of 601 23-1/4 Road, located in Mesa County, Colorado, as evidenced by a Warranty Deed recorded in Book 2674, Page 791, Public Records of Mesa County, Colorado for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 for the use and benefit of Grantee and for the use and benefit of the Public, as approved by Grantee, as a perpetual drainage easement, 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 Southwest Quarter of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 5, thence N89°59'12"W a distance of 20.00 feet to the Northeast corner of Lot 12 Orchard Grove Subdivision, Mesa County, Colorado, the Northeast corner of that property as described at Reception #1937093 of the Mesa County Clerk and Recorder's Office and the Point of Beginning; thence N 89°59'12"W along the North line of said Lot 12 a distance of 144.47 feet; thence S49°31'04"W a distance of 15.06 feet to the centerline of Wilsea Drainage Ditch and West of property line of that property as described at Reception #1937093 of the Mesa County Clerk and Recorder's Office; thence along said West property line S32°02'18"W a distance of 15.99 feet; thence S40°28'56"E a distance of 10.20 feet; thence N49°31'04"E a distance of 24.78 feet; thence S89°59'12"E a distance of 138.91 feet to the West right of way line for 23 1/4 Road as recorded in Plat Book 2 at Page 1; thence N00°08'22"E along said right of way line a distance of 15.00 feet to the Point of Beginning.

Said strip of land contains 2,502 square feet or 0.057 Acres, more or less, as described herein and depicted on **"Exhibit A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

2. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

SHEET 1 OF 3

Executed and delivered this 10th day of March, 2015.

A & G Partnership, LLP,
a Colorado Limited Liability Partnership

By:

Alan Parkerson
Alan Parkerson, Partner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of March, 2015, by Alan Parkerson, Partner, A & G Partnership, LLP, a Colorado Limited Liability Partnership.

My commission expires 8-3-15.

Witness my hand and official seal.

Laura L Hartman
Notary Public

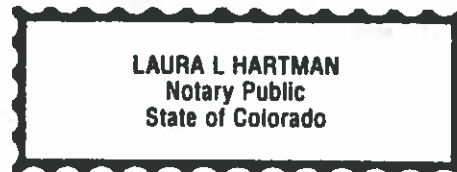


EXHIBIT "A"

MESA COUNTY TAX #2945-053-00-098
 RECEPTION #1529346
 2323 RIVER ROAD

NORTH LINE SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 5
 N89°59'12"W
 1326.12'

FOUND SW $\frac{1}{8}$ CORNER
 SECTION 5, T1S, R1W, UTE
 2 INCH ALUMINUM CAP
 PLS 28662

POINT OF
 BEGINNING

S32° 02' 18"W
 27.53'

N89° 59' 12"W 149.81'

20.00'

DRAINAGE EASEMENT
 2528 SQUARE FEET

S89° 59' 12"E 138.91'

N49° 31' 04"E
 24.78'

N0° 08' 22"E
 15.00'

S40° 28' 56"E
 10.20'

MESA COUNTY TAX #2945-053-00-031
 RECEPTION #2598905
 605 23 $\frac{1}{4}$ ROAD
WILSBA DRAINAGE DITCH

MESA COUNTY TAX #2945-053-00-035
 RECEPTION #1937093
 601 23 $\frac{1}{4}$ ROAD

23 1/4 ROAD

40' ROW PLAT BOOK 2 PAGE 1

40.0'

20.0'

20.0'



SCALE: 1"=40'

SHEET 3 OF 3

LEGAL DESCRIPTION SKETCH
 SITUATED IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 5, T1S, R1W, UTE
 GRAND JUNCTION, MESA COUNTY, COLORADO

PROPOSED DRAINAGE EASEMENT

TAX# 2945-053-00-35 | OWNER: A & G PARTNERSHIP LLP

JOB #: 2013077
 DRAWING NAME: 620 23 1_4 ROAD

FIELD WORK: PWC
 DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
 3194 MESA AVENUE #B
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038