

GRANT OF STORM SEWER EASEMENT

WTN CoEx RP, LLC, a Colorado Limited Liability Company, Grantor, whose address is 3501 SW Fairlawn Road, Suite 200, Topeka, Kansas, 66614, 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 Easement for the installation, operation, maintenance, repair and replacement of stormwater and irrigation pipeline and stormwater drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain 20.00 foot wide parcel of land located in Lot 1, Canyon View Marketplace, as recorded in Book 4081, at Page 326, office of the Mesa County Clerk and Recorder, 10.00 feet each side of the following described line:

Commencing at the Northwest corner of Lot 1 of said Canyon View Marketplace, whence the North line of said Lot 1 bears N89°54'52"E, a distance of 533.88 feet and all bearings contained herein are relative thereto; thence S00°01'18"E, a distance of 317.02 feet along the West line of said Lot 1, to the Point of Beginning; thence S89°50'36"E, a distance of 48.34 feet; thence S25°22'06"E, a distance of 28.00 feet; thence S89°58'42"E, a distance of 92.72 feet; thence N61°44'00"E, a distance of 52.47 feet; thence S89°50'36"E, a distance of 411.28 feet to the Easterly line of said Lot 1 and the Point of Terminus, lengthening or shortening the sidelines as necessary.

Said easement contains 12,647 square feet or 0.29 Acres 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

EXHIBIT "A"

John Usher
2945-042-00-167

NW 1/4 Corner
Section 4,
T1S, R1W, U.M.
BLM

North Line NW 1/4 SW 1/4 Section 4, T1S, T1W, UM

F-1/2 ROAD

Point of Commencement

N89°54'52"E 533.88' (Basis of Bearings)

14' Multipurpose Easement
Book 4081, Page 326

50' Utility Easement In Favor
Of Public Service Co. Of Colorado
Book 1940 At Pages 987-989
Book 4049 At Pages 612-615.

N89°54'52"E
97.48'



Δ=08°18'26"
R=191.49'
L=27.76'
Ch=27.74'
Ch Brg=S85°05'36"E

2945-043-21-001
WTN COEX RP, LLC
3501 SW Fairlawn Road, Suite 200
Topeka, Kansas

14' Multipurpose Easement

Δ=55°32'17"
R=274.00'
L=265.59'
Ch=255.32'
Ch Brg=S27°38'39"W

Lot 1
Canyon View Marketplace
Book 4081, Page 326

Point of Beginning

S89°50'36"E

48.34'

S25°22'06"E

28.00'

N89°58'42"E

92.72'

N61°44'00"E

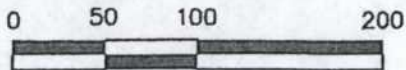
52.47'

S89°50'36"E

411.28'

Δ=55°24'05"
R=326.00'
L=315.22'
Ch=303.08'
Ch Brg=S27°42'45"W

SCALE: 1"=100'



10' Utility Easement
Book 4081, Page 326

S89°52'52"W 427.22'

20' Drainage, Utility And Irrigation Easement
Dillon Real Estate Co, Inc. (Plat Book 15, Pages 37, 38 And 39)
630 24 Rd
2945-043-04-007

SW Corner
NW 1/4 SW 1/4
Section 4,
T1S, R1W, UM
MCSM #4-2

High Desert Surveying, LLC

1673 Highway 50 Unit C

Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

SHEET 3 OF 3

PROJ. NO.	Drawn	APP'D	SHEET	OF
12-09	rsk	SKW	1	1
DATE: January, 2012				