

2273437 BK 3983 PG 662-663
09/02/2005 03:25 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurCh9 \$1.00
DocFee EXEMPT

GRANT OF DRAINAGE EASEMENT

WOLVERINE HOLDINGS, LLC, a Colorado Limited Liability Company, Grantor for and in consideration of the sum of Five Hundred Ten and 00/100 Dollars (\$510.00), 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 Easement for the installation, operation, maintenance, repair and replacement of storm water drainage facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit "A" for Riverside Parkway Parcel No. PE B-23Rev dated March 1, 2005, 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 of ingress and egress for 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 utility construction and repair machinery, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that it has good title to the aforedescribed 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.

| Executed and delivered this 14 th day of June, 2005. |
|---|
| Wolverine Holdings, LLC, a Colorado Limited Liability Company: |
| By: Ol O, O, O MANAGER Dave Van Duinen, Manager |
| State of Colorado))ss. |
| County of MESA)ss. |
| The foregoing instrument was acknowledged before me this 14 th day of June, by Dave Van Duinen, manager of Wolverine Holdings, LLC, a Colorado limited liability company. |
| My commission expires: 5/11/2006 Witness my hand and official seal. |
| Lim Woodmansee |
| Notary Public |

WHEN RECORDED RETURN TO: H.C. PECK & ASSOCIATES, INC. ATTN: LACHELLE HARRIS P.O. BOX 480306 DENVER, CO 80248-0306 Riverside Parkway Parcel No. PE B-23Rev

BK 3983 PG 663

707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240 Fax: 303.820.2402 www.c-b.com

Carter::Burgess
January 10, 2005
071514.402.1.0025
Revised March 30, 2005

PROPERTY DESCRIPTION Parcel PE B-23Rev

A parcel of land being a portion of Lot 2, West Independent Minor Subdivision, recorded in Plat Book 16 at Page 349 in the Mesa County Clerk & Recorder's Office on January 8, 1999, lying in the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10 (a found 2 ½" Brass Cap stamped "MESA COUNTY SURVEY MARKER LS illegible" in concrete), whence the witness monument to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found Aluminum Cap stamped "1/16 45.0 2003 LS17465") bears N89°56'54"E (Basis of Bearing-assumed) a distance of 1274.54 feet; THENCE S38°19'55"E a distance of 394.49 feet to Southwest Corner of said Lot 2, being the POINT OF BEGINNING;

THENCE N00°00'00"E along the westerly line of said Lot 2 a distance of 26.94 feet; THENCE S36°41'20"E a distance of 33.60 feet;

THENCE S90°00'00"W along the southerly line of said Lot 2 a distance of 20.08 feet to the POINT OF BEGINNING.

Containing 270 square feet, (0.006 Acres), more or less to the City of Grand Junction as a perpetual easement for the installation, operation, maintenance, repair and replacement of storm drainage facilities and appurtenances related thereto.

Prepared by:

Date: 4-1-05 Marla Mellor McOmbe

For and on behalf of Car

K:\071514-Riverside\Desc\parcels\B\B-23PERev.doc

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.

C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.