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 04/24/2006 02:55 PM
 Janice Ward CLK&REC Mesa County, CO
 RecFee \$20.00 SurChg \$1.00
 DocFee EXEMPT

EASEMENT AGREEMENT

THIS EASEMENT, made and entered into April 14, 2006, by and between DAVID BROTHERTON and MARILYN BROTHERTON ("Grantor"), whose address is 802 Wedding Canyon Court, Grand Junction, Mesa County, Colorado 81503, and TERRY L. JOHNSON and JANET M. JOHNSON ("Grantee"), whose address is 808 Wedding Canyon Court, Grand Junction, Mesa County, Colorado 81503.

RECITALS:

Grantor is the owner of a parcel of land situated in Mesa County, Colorado, being more particularly described as follows:

Lot 1A
 WEDDING CANYON ESTATES II

referred to herein as the "Property."

NOW THEREFORE, in consideration of the mutual covenants, agreements and considerations contained in this Agreement, and with the full intention of being legally bound, the parties agree as follows:

1. Grant. Grantor grants, bargains, sells and conveys to Grantee and its successors, heirs, and assigns a non-exclusive easement upon, over and across the Property, such easement being more particularly described as follows:

SEE Attached Exhibits "A" and "B"

referred to herein as the "Easement."

2. Purpose of Easement. The Easement shall be used for the purpose of constructing, erecting, maintaining, and providing access to a monument sign displaying the words "Wedding Canyon Estates Subdivision" or a reasonable facsimile thereof.

3. Maintenance of Easement. Grantor shall not plant any vegetation, shrubs, trees or other material on the Easement that may obscure the sign from Wedding Canyon Court and State Highway 340. Grantee shall maintain the Easement free and clear of weeds and other vegetation for that portion of the Easement which faces Wedding Canyon Court and State Highway 340. Grantee shall maintain the sign and any materials and letters used in its construction in good repair.

4. Term and Benefit. The term of the grant of this Easement shall be perpetual. This grant of easement and all the provisions hereof shall inure to the benefit of and be binding upon the heirs, assigns, successors and personal representatives of the parties.

EXHIBIT A

An easement on, over and across that certain portion of Lot 1A in Wedding Canyon Estates II, as recorded in Book 3749 at Page 593, Reception Number 2216813, in the Office of the Mesa County Clerk and Recorder, State of Colorado, the perimeter of said easement being more particularly described as follows:

Beginning at a point on the northeasterly line of a fourteen-foot multi-purpose easement, whence the southeast corner of said Wedding Canyon Estates II bears $S59^{\circ}45'49''E$ for a distance of 269.46 feet, said bearing being related to the bearings shown on the recorded plat of said Wedding Canyon Estates II; thence northerly, on said northeasterly easement line, for a distance of 14.74 feet on the arc of a 36.00-foot radius curve to the right (the central angle of which is $23^{\circ}27'56''$ and the chord of which bears $N01^{\circ}49'41''E$ a distance of 14.64 feet); thence $N13^{\circ}33'39''E$ for a distance of 5.58 feet; thence departing from said northeasterly easement line, $S30^{\circ}24'57''E$, across a portion of said Lot 1A, for a distance of 32.63 feet to a point on the northeasterly line of a thirty-foot waterline easement; thence $N66^{\circ}09'21''W$ for distance of 20.00 feet to the beginning.

(Containing 206 square feet more or less)



This description was prepared by Richard Mason for Rolland Engineering, 405 Ridges Blvd., Grand Junction, CO.

EXHIBIT B



Wedding Canyon Court.

NW 1/4 SECTION 33
TOWNSHIP 1 NORTH, RANGE 2 WEST
UTE MERIDIAN, MESA COUNTY, CO.

EASEMENT
206 SQ. FT.

LOT 1A
WEDDING CANYON ESTATES II
BOOK 3749 PAGE 593
RECEPTION NO. 2216813



P.O.B.

30' WATERLINE
EASEMENT
BOOK 3514,
PAGE 427

Hwy 340 (Broadway) (100' R.O.W.)

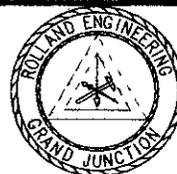
S 59°45'49" E 269.46'
14' MULTI-PURPOSE EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00'	14.74'	14.64'	N 01°49'41" E	23°27'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°33'39" E	5.58'
L2	S 30°24'57" E	32.63'
L3	N 66°09'21" W	20.00'



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\2036\2036SIGNEASEMENT.DWG			
EXHIBIT			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rev	Of
LC	4/6/06	2036	1
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