

FUL07GNN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	ROBERT A. AND DIANA S. FULCHER AND ALLAN E. BEAVERS
PURPOSE:	MARSH TRUCKING MULTI-PURPOSE EASEMENT
ADDRESS:	GUNNISON AVENUE WEST OF 30 ROAD
PARCEL NO.:	2943-171-07-007
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**SPECIAL WARRANTY DEED**

Grantor(s), Robert A Fulcher, Diana S Fulcher and Allan E Beavers

whose legal address is 545 31 Road, Grand Junction, CO 81504

County of Mesa, State of Mesa,

for the nominal consideration of Ten and no/100.....Dollars

hereby convey(s) to **THE CITY OF GRAND JUNCTION, COLORADO**, Grantee, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, a multi-purpose easement for use of City approved utilizes and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electrical lines, cable TV lines, natural gas pipelines, sanitary sewer liens, storm sewer lines, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures. The location of such easement is as described in the attached EXHIBIT A and EXHIBIT B documents attached.

And warrant(s) title to the same against all persons claiming under Grantor(s) for a multi-purpose easement and other public purposes.

Signed this 10<sup>th</sup> day of July, 2007.

By: [Signature]  
**Robert A Fulcher**

By: [Signature]  
**Diana S. Fulcher**

By: [Signature]  
**Allan E Beavers**

STATE OF COLORADO }  
County of Mesa

The foregoing instrument was acknowledged before me this 10 day of July, 2007 by Robert A Fulcher, Diana S. Fulcher and Allan E. Beavers

My commission expires:

**SUSAN J. OTTMAN  
NOTARY PUBLIC  
STATE OF COLORADO**

My Commission Expires 11/02/2009  
County of Mesa

WITNESS my hand and official seal.

[Signature]  
Notary Public

65003478



EXHIBIT "A"

Commencing at the Northwest corner of the Southeast Quarter Northeast Quarter of Section 17, Township 1 South, Range 1 East, Ute Meridian, whence the Southwest corner of the Southeast Quarter Northeast Quarter of said Section 17 bears S00°07'45"E a distance of 1319.62 feet with all bearing contained herein relative thereto; thence S00°07'45"E 274.12 feet along the West line of the Southeast Quarter Northeast Quarter of said Section 17 to the Point of Beginning; thence S45°03'26"E 36.56 feet to a point on the North right of way of Gunnison Avenue; thence N89°59'07"W 19.82 feet along said North right of way; thence N45°03'26"W 8.50 feet to a point on said West line; thence N00°07'45"W 19.82 feet along said West line to the Point of Beginning.



---

This description was prepared by:  
Stanley K. Werner  
Colorado PLS # 27279  
High Desert Surveying, LLC  
1673 Hwy 50 Unit C  
Grand Junction, CO

---

NOTICE: Any rewriting or retyping of this document must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

# EXHIBIT B

NW Corner  
SE¼ NE¼  
Section 17  
T1S, R1E, UM  
PLS 12291

POINT OF  
COMMENCEMENT

West line of the Southeast Quarter  
274.12'  
Northeast Quarter Section 17, T1S, R1E, UM  
500°07'45"E 1379.62'

N 00°07'45" W  
19.82'

POINT OF  
BEGINNING

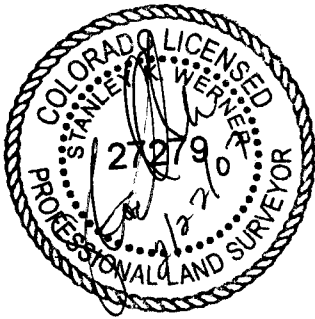
S 45°03'26" E  
36.56'

N 45°03'26" W  
8.50'

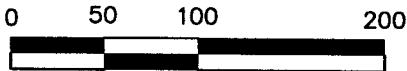
N 89°59'07" W  
19.82'

**GUNNISON AVENUE**

Banner Industrial Park  
Plat Book 11, Page 362



SCALE: 1" = 100'



SW Corner  
SE¼ NE¼  
Section 17  
T1S, R1E, UM  
MCSM #1075

**High Desert Surveying, LLC**

1673 Highway 50 Unit C

Grand Junction, Colorado 81503

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

PROJ. NO. 07-13		Drawn	APP'D	SHEET	OF
DATE: Feb. 22, 2007		skw	skw	1	1