

ABD08E5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	ABDM PROPERTIES, LLC.
PURPOSE:	MULTIPURPOSE EASEMENT AT ABDM STORAGE
ADDRESS:	3113 E ½ ROAD
PARCEL #:	2943-103-00-134
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

ABDM Properties, LLC a Colorado limited liability company, Grantor, whose address is 2139 North 12th Street, Unit 10, #9091, Grand Junction, Colorado 81501, 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 Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A strip of land situate in the northwest 1/4 of the southwest 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 10 being a found Mesa County survey marker, the basis of bearing being N90°00'00"E to the center west 1/16th corner of said Section 10, being a found 3 1/4" aluminum cap stamped L.S. 24953;

thence N90°00'00"E a distance of 524.37 feet;

thence S00°00'00"E a distance of 30.00 feet to the Point of Beginning;

thence N90°00'00"E a distance of 266.32 feet;

thence S00°00'00"E a distance of 14.00 feet;

thence N90°00'00"W a distance of 266.32 feet;

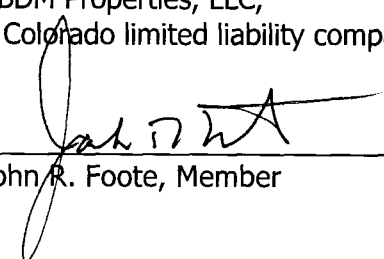
thence N00°00'00"W a distance of 14.00 feet to the Point of Beginning.

Said strip of land contains 3,728 square feet 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

Executed and delivered this 30th day of June, 2008.

ABDM Properties, LLC,
a Colorado limited liability company



John R. Foote, Member

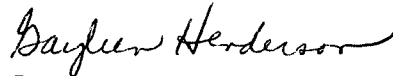
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of June, 2007, by John R. Foote, Member, ABDM Properties, LLC, a Colorado limited liability company.

My commission expires 10/29/2009.

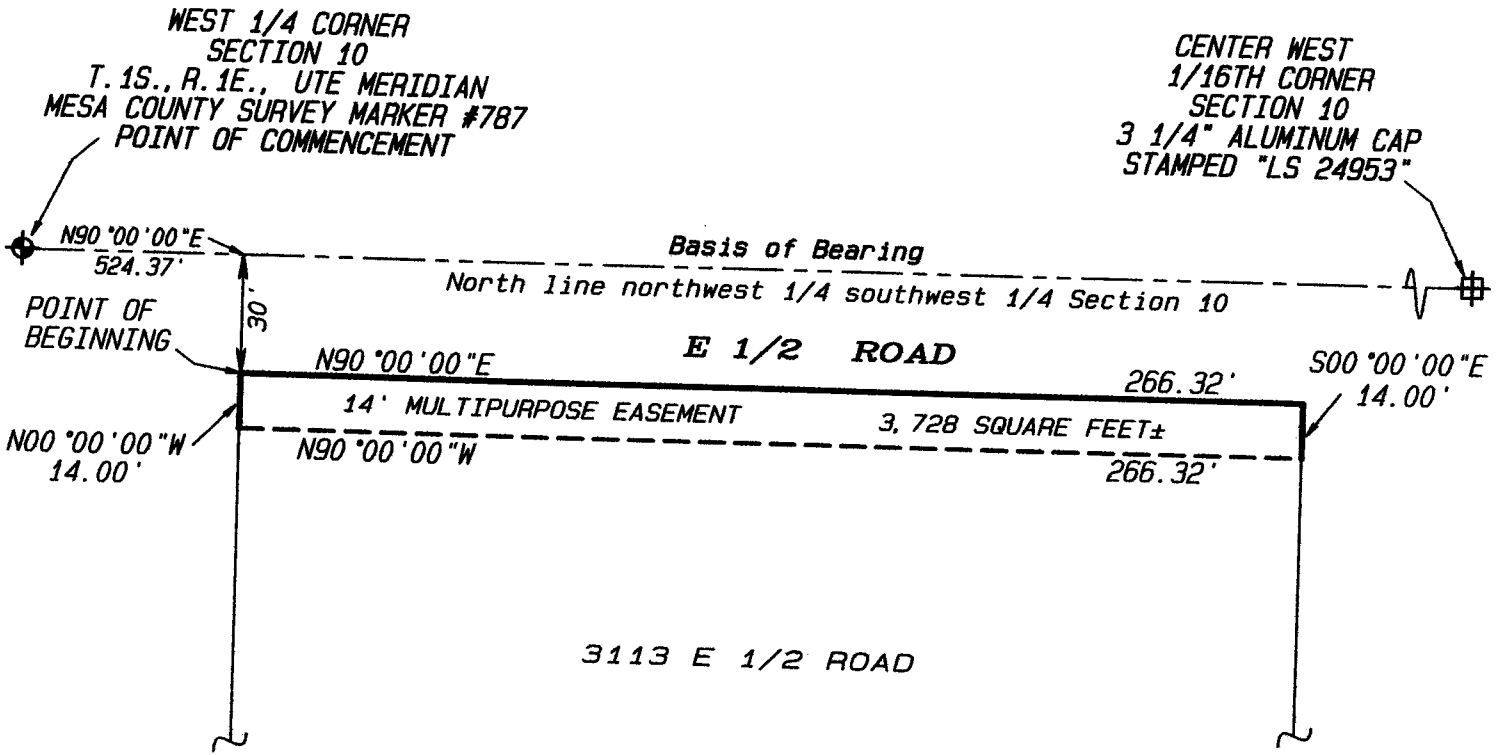
Witness my hand and official seal.





Notary Public

EXHIBIT A



SCALE 1" = 50'

