

AND0713S

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	ANDERWIRTH INVESTMENTS, LLC.
PURPOSE:	PERPETUAL MULTI-PURPOSE UTILITY
ADDRESS:	2125 NORTH 13 TH STREET
PARCEL NO:	2945-122-00-075
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

3 PAGE DOCUMENT

RECEPTION #: 2374319, BK 4397 PG 762 04/11/2007 at
02:26:26 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Anderwirth investments, LLC, an Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 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, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water 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 premises, to wit:

A certain perpetual multi-purpose easement located in the NW ¼ Section 3, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The East fourteen (14.00) feet of that particular parcel of land described in Book 4094 at Page 98 in the office of the Mesa County Clerk and Recorder, and located within the City of Grand Junction, Mesa County, Colorado.

Said parcel contains 0.04 acres or 1,820.00 square feet more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

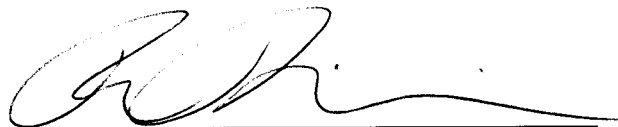
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture 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 aforescribed 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 9 day of April, 2007.

Anderwirth Investments, LLC,
A Colorado Limited Liability Company



Terry Anderson, Manager

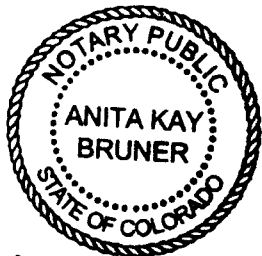


Jean Bierwirth, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9 day of April 2007, by Anderwirth Investments, LLC, a Colorado Limited Liability Company by Terry Anderson, Manager, and Jean Bierwirth, Manager

My commission expires: 10/27/2010.
Witness my hand and official seal.



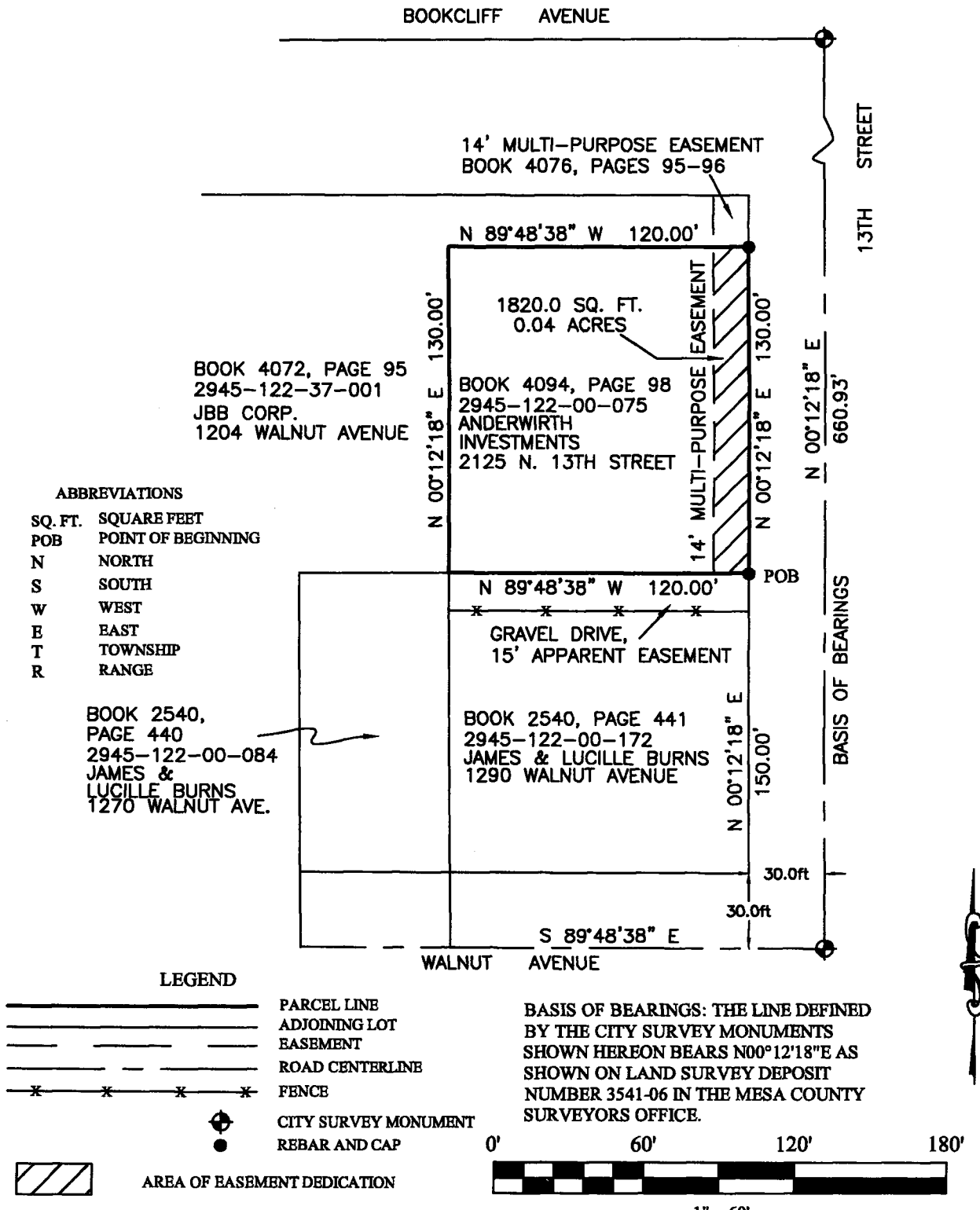
My Commission Expires 10/27/2010



Anita Kay Bruner
Notary Public

EXHIBIT B 14' MULTI-PURPOSE EASEMENT

2125 NORTH 13TH STREET
PART OF THE NW1/4 OF SECTION 3, T 1 S, R 1 W, UTE P.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



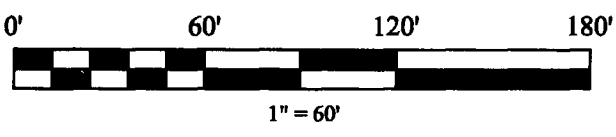
- ABBREVIATIONS**
- SQ. FT. SQUARE FEET
 - POB POINT OF BEGINNING
 - N NORTH
 - S SOUTH
 - W WEST
 - E EAST
 - T TOWNSHIP
 - R RANGE

BOOK 2540,
PAGE 440
2945-122-00-084
JAMES &
LUCILLE BURNS
1270 WALNUT AVE.

LEGEND

- PARCEL LINE
- ADJOINING LOT EASEMENT
- ROAD CENTERLINE
- FENCE
- CITY SURVEY MONUMENT
- REBAR AND CAP
- AREA OF EASEMENT DEDICATION

BASIS OF BEARINGS: THE LINE DEFINED BY THE CITY SURVEY MONUMENTS SHOWN HEREON BEARS N00°12'18"E AS SHOWN ON LAND SURVEY DEPOSIT NUMBER 3541-06 IN THE MESA COUNTY SURVEYORS OFFICE.



FOR AND ON BEHALF OF SURVEYIT, INC.
ROBERT J. LEVINE, PLS 29419

**2125 N. 13TH STREET
SKETCH FOR EASEMENT DEDICATION
SITUATED IN THE NW1/4 OF SECTION 12
T 1 S, R 1 W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO**

SURVEYIT, INC.
2754 COMPASS DRIVE, SUITE 110
GRAND JUNCTION, CO 81506 970-245-3777

DATE: