

BEK07RRA

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	BEKON PROPERTIES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY
PURPOSE:	MULTIPURPOSE EASEMENT KEY ENERGY
ADDRESS:	2250 RAILROAD AVENUE
PARCEL #:	2945-062-05-003
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:

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

3 PAGE DOCUMENT

RECEPTION #: 2367780, BK 4369 PG 372 03/06/2007 at
11:00:01 AM, 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

Bekon Properties LLC, an Arizona 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 6, 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:


A 14 foot strip of land for a multipurpose easement located along the south and east lines adjoining the right-of-way of Railroad Avenue and Railroad Boulevard described as, All that part of Block Two, Railhead Industrial Park, as amended and recorded in Plat Book 13 at Page 34 & 35, of the Mesa County records, lying easterly of Lot 2, Loggains Subdivision as recorded in Book 3977 at Page 790 of said records, located within the City of Grand Junction, Mesa County, Colorado.

Said parcel contains 13,450 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 5th day of March, 2007.

Bekon Properties LLC,
An Arizona Limited Liability Company


Robert V. Turner, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of March 2007, by Bekon LLC, An Arizona Limited Liability Company by Robert V. Turner, Member.

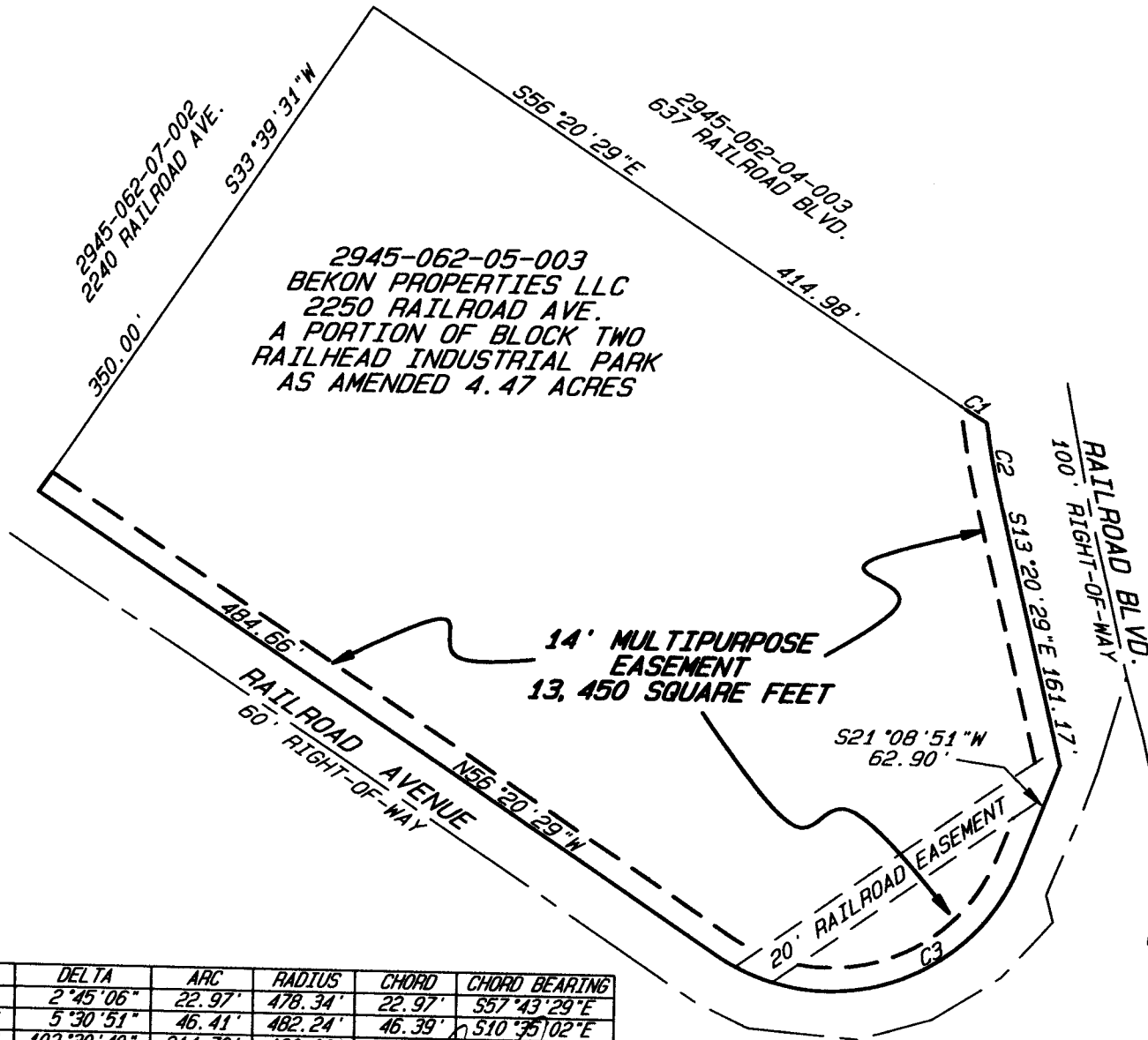
My commission expires: 10/29/2009.
Witness my hand and official seal.



Gayleen Henderson

Notary Public

EXHIBIT A



C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	2°45'06"	22.97'	478.34'	22.97'	S57°43'29"E
C2	5°30'51"	46.41'	482.24'	46.39'	S10°35'02"E
C3	102°30'40"	214.70'	120.00'	187.19'	S72°24'11"W

MICHAEL W. DRISECKY
 20677
 1-25-06
 PROFESSIONAL LAND SURVEYOR



SCALE 1" = 100'

D H SURVEYS, INC.
 970-245-8749
 JOB #227-05-31