

CAC03CSR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (MULTI-PURPOSE)

NAME OF CONTRACTOR: CACHE PROPERTIES, LLC

PURPOSE: MULTI-PURPOSE AND UTILITIES

SUBJECT/PROJECT: 2738 CROSSROADS BLVD., USDA SERVICE CENTER

TAX PARCEL #: 2701-362-35-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

2 PAGE DOCUMENT

BOOK 3502 PAGE 97
2152274 10/06/03 0219PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Cache Properties, LLC, a 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 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, 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:

See 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 covenanting 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 4th day of September, 2003.

Cache Properties, LLC, a Colorado limited liability company, Grantor:

By: *Sidney J. Squirrell*
Sidney J. Squirrell, Manager

By: *Jeff Hansen*
Jeff Hansen, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of September, 2003, by Sidney J. Squirrell and Jeff Hansen, Managers of Cache Properties, LLC, a Colorado limited liability company.

My commission expires 10/29/2005.
Witness my hand and official seal.



My Commission Expires 10/29/2005

Gayleen Henderson
Notary Public

EXHIBIT "A"Legal Description of a Perpetual Multi-Purpose Easement

A Perpetual Multi-Purpose Easement on, along, over, under, through and across the Southernmost 14.0 feet of Lot 7, Block Three of Crossroads Colorado West Filing No. Two, situate in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ ("S $\frac{1}{2}$ NW $\frac{1}{4}$ ") of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 299 in the office of the Mesa County Clerk and Recorder, said Easement being more particularly described by metes and bounds as follows, to wit:

Beginning at the Southwest corner of Lot 7, Block Three of said Crossroads Colorado West Filing No. Two, with all bearings contained herein being relative to the recorded plat of said Crossroads Colorado West Filing No. Two;
thence N 00°02'19" E along the West boundary line of said Lot 7 a distance of 14.00 feet;
thence leaving the West boundary line of said Lot 7 and along a line which is parallel with the Southerly boundary line of said Lot 7, S 86°01'56" E a distance of 190.45 feet to a point on the East boundary line of said Lot 7;
thence S 00°02'19" W along the East boundary line of said Lot 7 a distance of 14.00 feet to the Southeast corner of said Lot 7;
thence N 86°01'56" W along the Southerly boundary line of said Lot 7 a distance of 190.45 feet to the Point of Beginning.