

CCA05SUN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OF PROPERTY  
OWNER OR GRANTOR: CC ASSOCIATES, LLC

PURPOSE: PERPETUAL EASEMENT FOR THE  
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT  
OF UTILITIES

ADDRESS: 26 ½ ROAD AND G ROAD / SUNSET COURT

PARCEL NO: 2701-353-12-012

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2005

EXPIRATION: NONE

DESTRUCTION: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2264189 BK 3942 PG 830-832  
07/15/2005 04:41 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

CC Associates, LLC ("Grantor"), whose address is PO Box 390834, Denver, CO 80239 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 Multipurpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities and public providers, 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 parcel of land, to wit:

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 Grantor has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she 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 12 day of May 2005.

Mark Cordova  
Managing Partner  
for CC Associates

My Commission Expires 07/05/2008  
State of Colorado )  
)ss.  
County of Mesa )  
Denver

The foregoing instrument was acknowledged before me this 12 day of May 2005, by to Mark Cordova Wendy S. Maestas

## **EXHIBIT A**

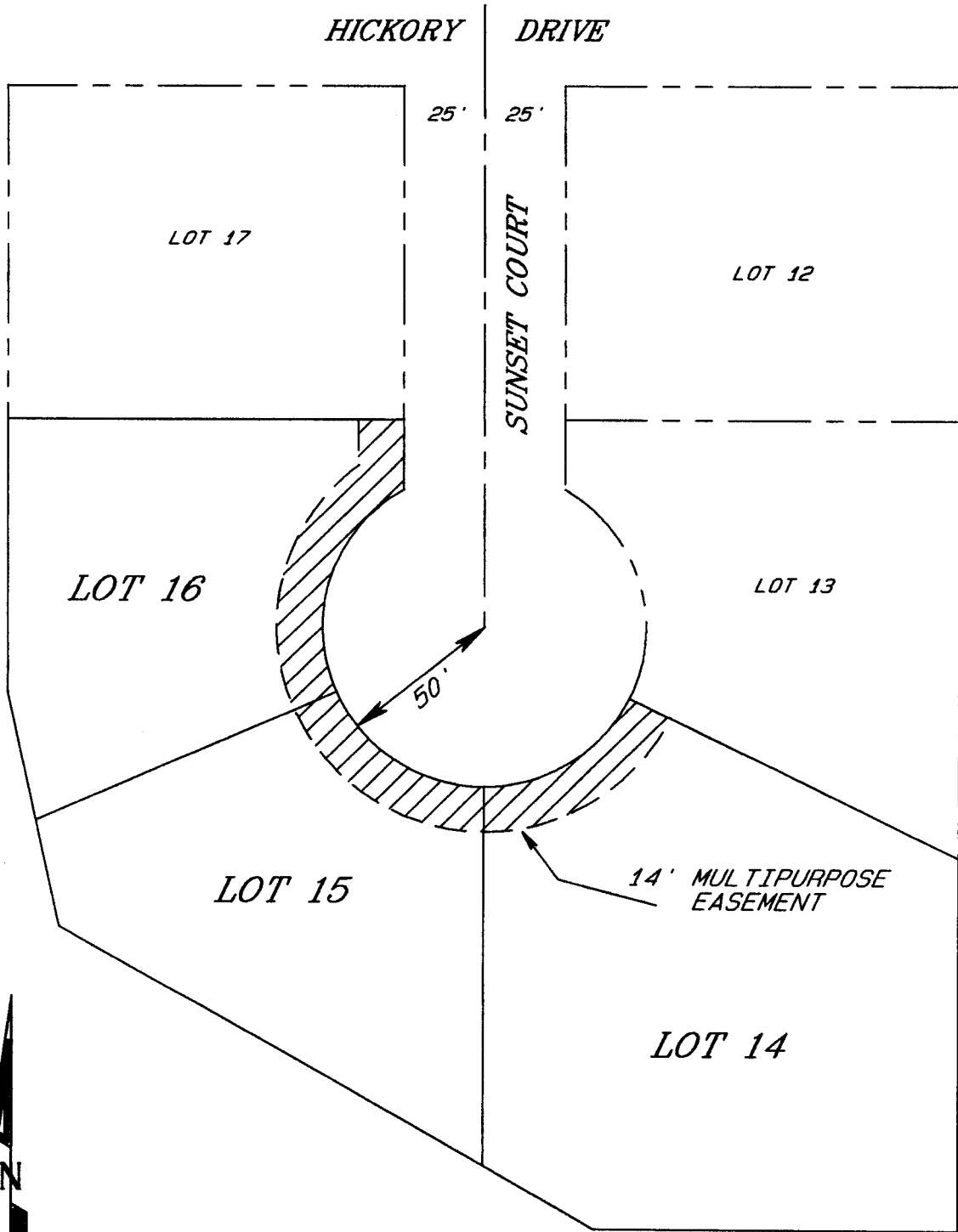
A 14' Multipurpose Easement located within Lots 14, 15 and 16, Block 2 of Sunset Terrace Re-plat as recorded in Plat Book 9 at Page 33 of the Mesa County, Colorado, records and more particularly described as follows:

The northerly 14.00 feet of Lots 14 and 15 and the easterly 14.00 feet of Lot 16, that adjoin the existing right-of-way of Sunset Court.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

# EXHIBIT B

LOT 14, 15 and 16, BLOCK 2, SUNSET TERRACE REPLAT



SCALE 1" = 50'

D H SURVEYS, INC.  
970-245-8749