

CGC0725R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD: NAME OF PROPERTY	EASEMENT (MULTI-PURPOSE)
OWNER OR GRANTOR:	CGC HOLDING, LLC
PURPOSE:	MULTI-PURPOSE EASEMENT
ADDRESS:	559 25 ROAD
TAX PARCEL NO.:	2945-091-06-003
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 5<sup>th</sup> Street  
Grand Junction, CO 81501

RECEPTION #: 2361709, BK 4344 PG 968 01/31/2007 at  
12:06:20 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc  
Code: EASEMENT  
Janice Rich, Mesa County CO CLERK AND RECORDER

~~3~~ PAGE DOCUMENT

## GRANT OF MULTI-PURPOSE EASEMENT

**CGC Holding, 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 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 parcels of land, to wit:

A certain perpetual multi-purpose easement located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 9, 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 strip of land for a multipurpose easement located in Lot Three, Monument Commercial Park, City of Grand Junction, Mesa County, Colorado, as recorded in Plat Book 11 at Page 142 of the records of said Mesa County, being more particularly described as follows:

The east 14.00 feet of said Lot Three.

Said parcel contains 2014.00 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 22 day of January, 2008.

CGC Holding LLC,  
A Colorado Limited Liability Company



Gary Crone, President



Christine Crone, Treasurer/Secretary

State of Colorado )  
  )ss.  
County of Mesa     )

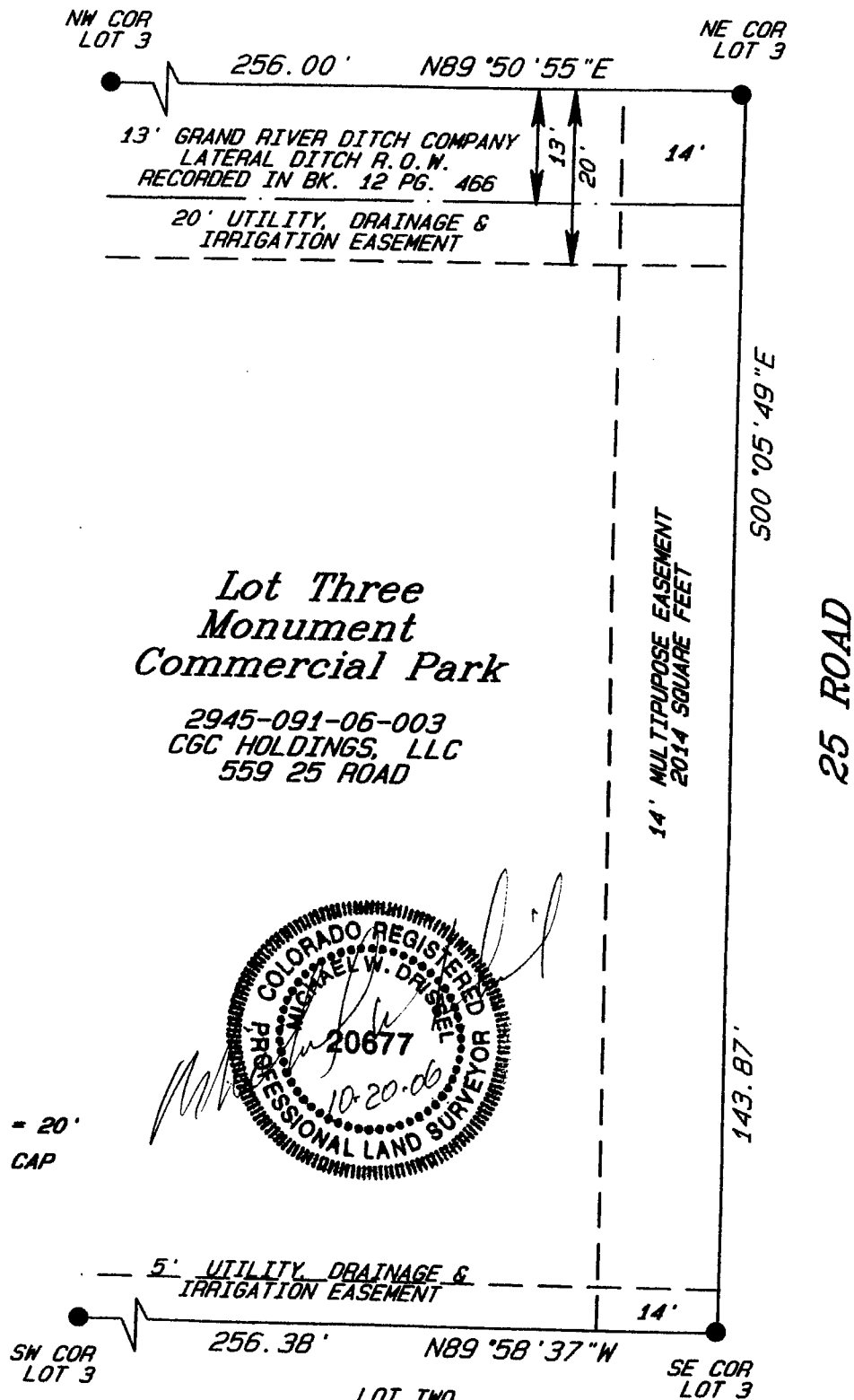
The foregoing instrument was acknowledged before me this 22nd day  
of January, 2007, by CGC Holding LLC, A Colorado Limited Liability  
Company by Gary Crone as President and Christine Crone as Treasurer/Secretary.

My commission expires: 01/08/2007  
Witness my hand and official seal.



Beverly Markos  
Notary Public

# EXHIBIT A



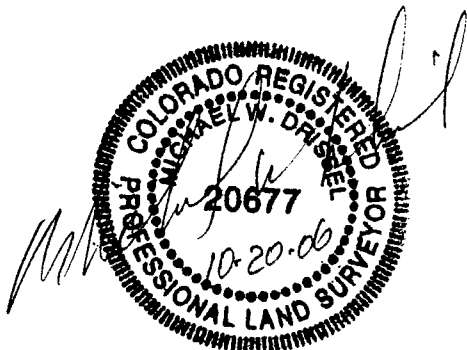
**Lot Three  
Monument  
Commercial Park**

2945-091-06-003  
CGC HOLDINGS, LLC  
559 25 ROAD



SCALE 1" = 20'

● PIN & CAP



LOT TWO  
MONUMENT COMMERCIAL  
PARK, PLAT BOOK 11 AT PAGE 142

**D H SURVEYS INC.**  
(970) 245-8749  
JOB # 183-06-04