

COO05NTH

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	JAMES S AND MELISSA S COOK
PURPOSE:	EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES
ADDRESS:	1210 NORTH AVENUE
PARCEL NO:	2945-123-00-087 2945-123-00-088
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

2295928 BK 4073 PG 358-360
01/09/2006 03:24 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChgs \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

James S. Cook and Melissa S. Cook, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 parcel of land, to wit:

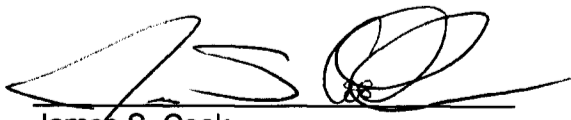
Commencing at the SW corner of Section 12, Township 1 South, Range 1 West (being a 1 1/2" Iron bar with washer) and when aligned with the City Street right of way Monument at 14th Street and North Avenue (being a spike with washer) is recorded as bearing S89°59'10"E in the Mesa County Land Survey Deposits in Book 1 at Page 15 and all bearings contained herein to be relative thereto; thence S89°59'10"E 40.00 feet; thence N00°03'21"E 70.00 feet to the point of beginning and East right of way of 12th Street; thence along said East right of way N00°03'21"E 80.00 feet; thence leaving said right of way S89°59'10"E 14.00 feet; thence S00°03'21"W 72.66 feet; thence S55°17'58"E 15.52 feet; thence S89°59'10"E 94.22 feet; thence S00°03'25"W 14.00 feet to the North right of way line of North Avenue; thence along said right of Way N89°59'10"W 98.59 feet; thence N55°17'58"W 27.24 feet to the point of beginning, Mesa County, Colorado.

Contains 0.06 acres 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenant with Grantee they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they 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 20 day of December, 2005.


James S. Cook

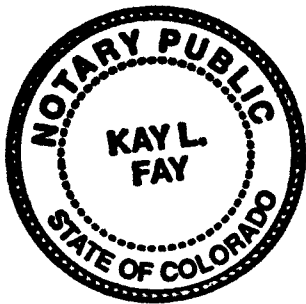

Melissa S. Cook

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of December, 2005, by James S. Cook and Melissa S. Cook.

My commission expires: 9/10/09

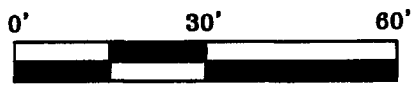
Witness my hand and official seal.



Kay L. Fay

Notary Public

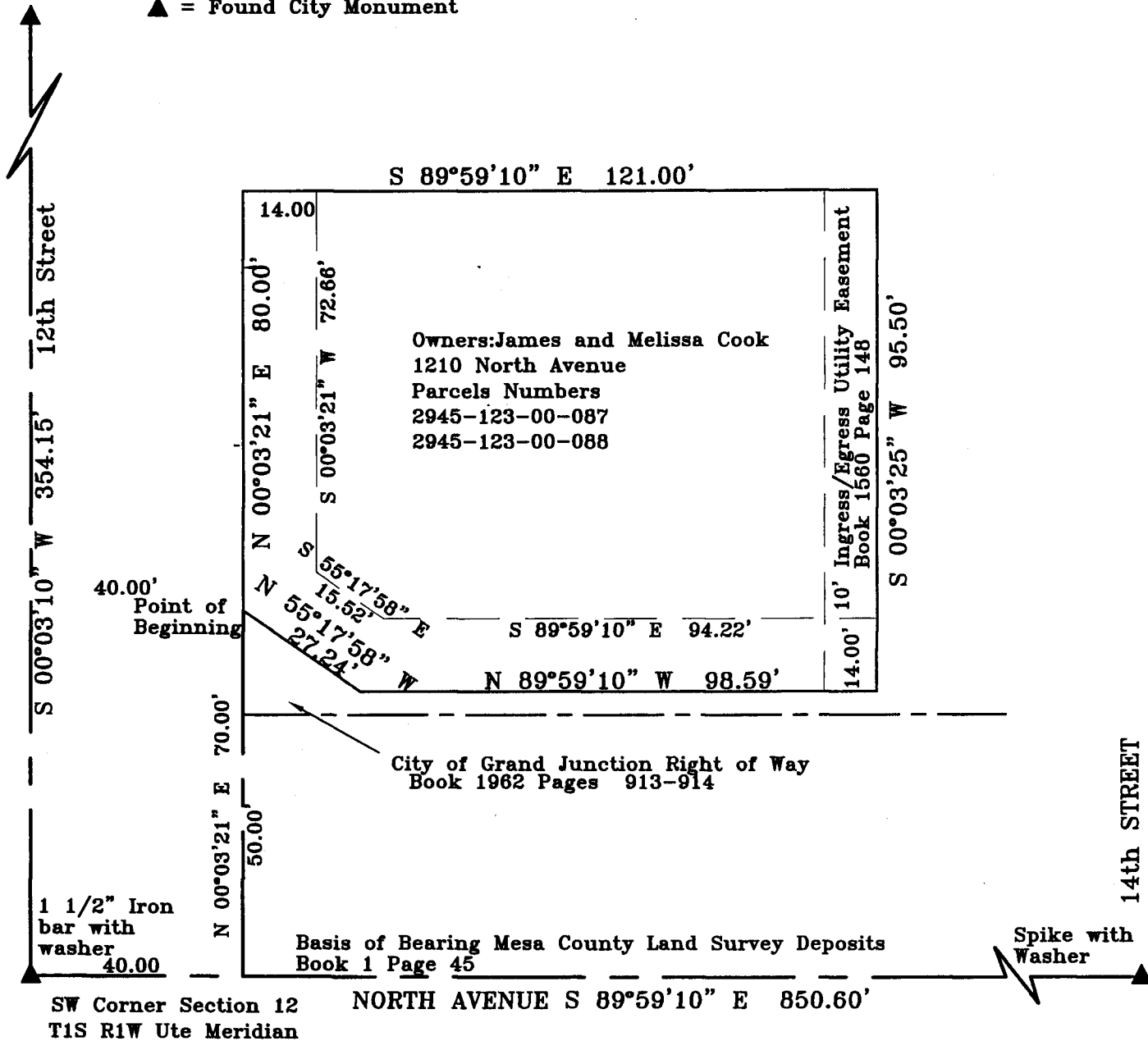
EXHIBIT A



Scale 1"=30'

Scale 1"=30'

▲ = Found City Monument



Monument Surveying Inc.
741 Rood Ave.
Grand Junction, CO 81501
245-4189 | 10/17/05
1210 North Avenue
14' Multipurpose Easement