

CRO06HOR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	CROSSROADS VENTURE, LLC
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES
ADDRESS:	760 HORIZON DRIVE HORIZON OFFICE BUILDING
PARCEL NO:	2705-312-01-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

2301711 BK 4094 PG 485-486
02/14/2006 04:41 PM
Janice Ward CLK&REC Mesa County
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Crossroads Venture, LLC, a Colorado Limited Liability Corporation, 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 parcel of land for perpetual easement purposes lying in the West 1/2 of Section 31 in Township One North, Range One East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

The northerly fourteen (14) feet, as measured at right angles to Horizon Drive, of that part of Horizon Drive previously vacated by Book 1431 at Page 587 in the office of the Mesa County Clerk and Recorder, 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 21st day of Jan, ²⁰⁰⁶2005.

Crossroads Venture, LLC,
A Colorado Limited Liability Corporation

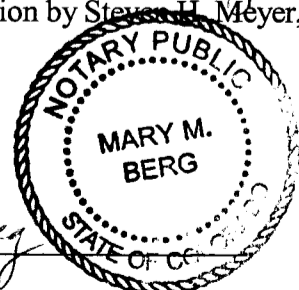
Steven H. Meyer
Steven H. Meyer, Managing Member

State of Colorado)
)ss.
County of Mesa)

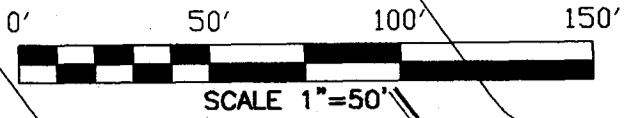
The foregoing instrument was acknowledged before me this 21st day of January, 2006, by Crossroads Venture, LLC, A Colorado Limited Liability Corporation by Steven H. Meyer, Managing Member.

My commission expires: 9/29/07
Witness my hand and official seal.

Mary M. Berg
Notary Public



MCSM
N.W. CORNER
SECTION 31



HILARIA
AVE.

HORIZON DRIVE

100'
ROW

N 54°48'30" E

AREA VACATED BY ORDINANCE 2119
BOOK 1431 PG 587

N 54°48'30" E
270.70'

S 35°13'30" E
100.00'

48.97'

POB

LOT 1 BLOCK 1
GRAND JUNCTION TECHNOLOGICAL
CENTER SUBDIVISION

3150.59'
N 00°00'00" E

POC MCSM
S.W. CORNER
SECTION 31




SECTION 36
T1N, R1W
UTE MERIDIAN

SECTION 31
T1N, R1E
UTE MERIDIAN

SECTION 01
T1S, R1W
UTE MERIDIAN

SECTION 06
T1S, R1E
UTE MERIDIAN

LEGEND

-  MESA COUNTY SURVEY MARKER
-  POB POINT OF BEGINNING
-  POC POINT OF COMMENCEMENT



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

PROJECTS\4020\EASEXHIBITS.dwg / MP EXHIBIT			
MP EASEMENT EXHIBIT IN THE SW¼, NW¼ OF SECTION 31 T1N, R1E, U.M. MESA COUNTY, COLORADO			
Designed	Checked	Proj	Sheet
		4020	1
Drawn	Date	Plt	Of
	02/14/05		1

C:\PROJECTS\4020\EASEXHIBITS.dwg, MP EXHIBIT, 2/15/2005 12:31:26 PM

RECORDER NOTE: POOR QUALITY DOCUMENT
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