

CVC07BWY

|                                       |                              |
|---------------------------------------|------------------------------|
| TYPE OF RECORD:                       | PERMANENT                    |
| CATEGORY OF RECORD:                   | EASEMENT (MULTIPURPOSE)      |
| NAME OF PROPERTY<br>OWNER OR GRANTOR: | CANYON VIEW CAR WASH, LLC.   |
| PURPOSE:                              | KATELYN'S SIMPLE SUBDIVISION |
| ADDRESS:                              | 2258 BROADWAY                |
| TAX PARCEL NO.:                       | 2945-074-26-001              |
| 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 #: 2365391, BK 4359 PG 836 02 21 2007 at  
 02:05:53 PM 1 OF 3 R \$15.00 S \$1.00 EXEMPT Doc  
 Code EASEMENT  
 Janice Rich, Mesa County, CO CLERK AND RECORDER

### GRANT OF MULTI-PURPOSE EASEMENT

**Canyon View Car Wash, 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:

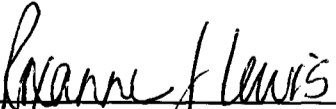
A certain parcel of land for perpetual easement purposes lying in the SE ¼ of Section 7 in Township One South, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

Commencing at the most northerly corner between Lots 1 and 2 of Katelyn's Simple Subdivision as recorded in Plat Book 19 at Page 148 of the Mesa County records, the basis of bearing being S45°07'15"E along the line between said Lots 1 and 2; thence S36°33'44"E a distance of 172.19 feet to the Point of Beginning; thence S04°20'16"W a distance of 5.05 feet; thence S32°21'16"W a distance of 153.46 feet; thence N56°15'46"W a distance of 5.74 feet; thence N33°34'27"E a distance of 157.82 feet to the Point of Beginning. Said parcel contains 635 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 21<sup>st</sup> day of February, 2007.

Canyon View Car Wash, LLC,  
 A Colorado Limited Liability Corporation

  
 \_\_\_\_\_  
 Roxanne J. Lewis, Member

  
 \_\_\_\_\_  
 Mikel J. Lewis, Member

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 2007, by Roxanne J. Lewis, Member, and Mikel J. Lewis, Member, for Canyon View Car Wash, LLC, A Colorado Limited Liability Corporation.

My commission expires: 3/13/09  
Witness my hand and official seal.



Debra M. Kemp  
Notary Public

EXHIBIT A



NOT TO SCALE

REDLANDS PARKWAY

Point of Commencement

LOT 2  
2945-074-28-002  
505 KANSAS AVENUE

S45°07'15"E  
536'33'44"E

Basis of Bearing  
T1B

14' MULTI-PURPOSE EASEMENT

Point of Beginning

172.19'

S04°20'16"W  
5.05'

LOT 1  
KATELYN'S SIMPLE SUBDIVISION  
Plat Book 19, Page 148  
2945-074-28-001  
2258 S. BROADWAY

14' MULTI-PURPOSE EASEMENT

MULTI-PURPOSE EASEMENT SLIVER  
TO CITY OF GRAND JUNCTION  
N39°34'27"E  
532'27'16"W

157.82'  
153.46'

R.O.M. SLIVER  
TO CITY OF GRAND JUNCTION  
KANSAS AVENUE

COLD HWY 340

N56°15'46"W  
5.74'

