

DOD04IND

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	THE DODD FAMILY TRUST
PURPOSE:	FOR THE USE AND BENEFIT OF THE PUBLIC UTILITIES FOR 25 ½ ROAD
ADDRESS:	930 INDEPENDENT AVENUE
PARCEL NO:	2945-103-00-064
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

2181651 BK 3606 PG 491-493
 03/12/2004 03:44 PM
 Janice Ward CLK&REC Mesa County, CO
 RecFee \$15.00 SurChg \$1.00
 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

The Dodd Family Trust, Dated January 2, 2002, Dwayne Dodd, Trustee, Grantor, for and in consideration of the sum of Four Thousand Seven and 81/100 Dollars (\$4,007.81), 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 parcel of land, to wit:

A certain perpetual multi-purpose easement lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 10, 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:

COMMENCING at the Southeast corner of the NE 1/4 SW 1/4 of said Section 10 and assuming the South line of the NE 1/4 SW 1/4 bears S 89°59'23" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'23" W along the South line of the NE 1/4 SW 1/4 of said Section 10, a distance of 329.38 feet; thence N 00°03'28" E a distance of 28.50 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'28" E along the West line of that certain parcel of land described in Book 461, Page 157 and further described in Book 3015, Page 236, all in the Public Records of Mesa County, Colorado a distance of 3.00 feet; thence N 89°59'23" E along a line 3.00 feet North of and parallel with the North right of way for Independent Avenue as same is described in Book 3035, Page 114, Public Records of Mesa County, Colorado, a distance of 277.90 feet; thence N 45°00'01" E a distance of 26.16 feet; thence N 00°03'26" E along a line 3.00 feet West of and parallel with the West right of way for 25-1/2 Road, as same is described in Book 721, Page 372, Public Records of Mesa County, Colorado, a distance of 255.95 feet, more or less, to a point on the North line of that certain previously mentioned parcel of land; thence N 89°59'04" E a distance of 3.00 feet to a point on the West right of way for 25-1/2 Road; thence S 00°03'26" W along the West right of way for 25-1/2 Road, being a line 30.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 10, a distance of 257.20 feet; thence S 45°00'01" W along the North right of way for Independent Avenue, a distance of 28.64 feet; thence S 89°59'23" W along the North right of way for Independent Avenue, being a line 28.50 feet North of and parallel with the South line of the NE 1/4 SW 1/4 of said Section 10, a distance of 279.15 feet, more or less, to the Point of Beginning.

CONTAINING 1,687.5 Square Feet, more or less, as described herein and depicted on "**Exhibit B**" 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. Grantor 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 Grantor hereby covenants 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. Grantor hereby covenants with Grantee it has good title to the herein described 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 8th day of March, 2004.

The Dodd Family Trust, dated January 2, 2002

[Signature]
Trustee
Dwayne Dodd, Trustee)

State of)
)ss.
County of)

The foregoing instrument was acknowledged before me this 8th day of March, 2004, The Dodd Family Trust, Dated January 2, 2002, Dwayne Dodd, Trustee.

My commission expires: 5/21/07

Witness my hand and official seal.

[Signature]
Notary Public



My Commission Expires ~~May~~ 21, 2007

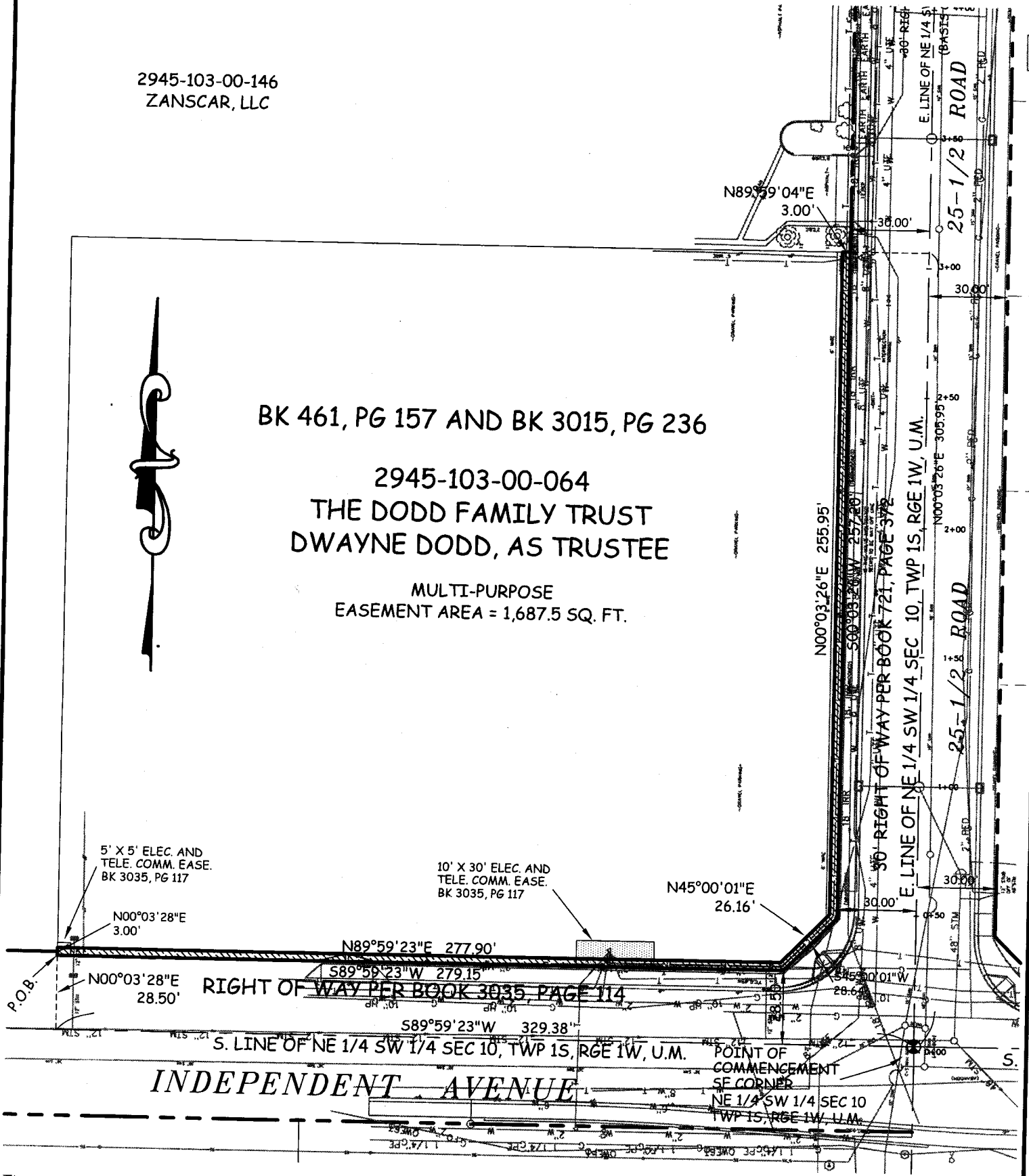
EXHIBIT "A"

2945-103-00-146
ZANSCAR, LLC

BK 461, PG 157 AND BK 3015, PG 236

2945-103-00-064
THE DODD FAMILY TRUST
DWAYNE DODD, AS TRUSTEE

MULTI-PURPOSE
EASEMENT AREA = 1,687.5 SQ. FT.



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

REVISED: 1-27-04

DRAWN BY: P.T.K.
DATE: 01-05-2004
SCALE: 1" = 50'
APPR. BY: IW

25.5 ROAD
MULTI-PURPOSE EASEMENT
THE DODD FAMILY TRUST
DWAYNE DODD, AS TRUSTEE
2945-103-00-064

CITY OF
grand junction
COLORADO
serving the community together