

DTR05DRD

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| TYPE OF RECORD: | PERMANENT |
| CATEGORY OF RECORD: | EASEMENT (MULTI-PURPOSE) |
| NAME OF PROPERTY OWNER OR GRANTOR: | DARTER, LLC. |
| PURPOSE: | RIVERSIDE PARKWAY EASEMENT ALONG SUMMER GLEN SUBDIVISION) |
| ADDRESS: | 2835 AND 2837 D ROAD |
| FILE#: | FP-2004-199 |
| TAX PARCEL NO.: | 2943-192-00-163 |
| CITY DEPARTMENT: | PUBLIC WORKS AND PLANNING |
| YEAR: | 2005 |
| EXPIRATION DATE: | NONE |
| DESTRUCTION DATE: | NONE |

2248834 BK 3877 PG 305-306
04/15/2005 04:37 PM
Janice Ward CLK&REC Mesa County, C
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

DARTER, LLC, Grantor, for and in consideration of the sum of One Thousand Fifty and 00/100 Dollars (\$1,050.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, fill slopes and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

See Exhibit "A" for Parcel PE F-28, dated February 22, 2005, 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 covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures 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 30 day of March, 2005.

DARTER, LLC

By [Signature]
Terry Lawrence, General Partner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of March, 2005, by Terry Lawrence, General Partner

My commission expires 10/17/2006.
Witness my hand and official seal.

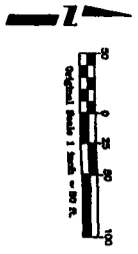
[Signature]
Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. Box 480306
Denver, CO 80248-0306

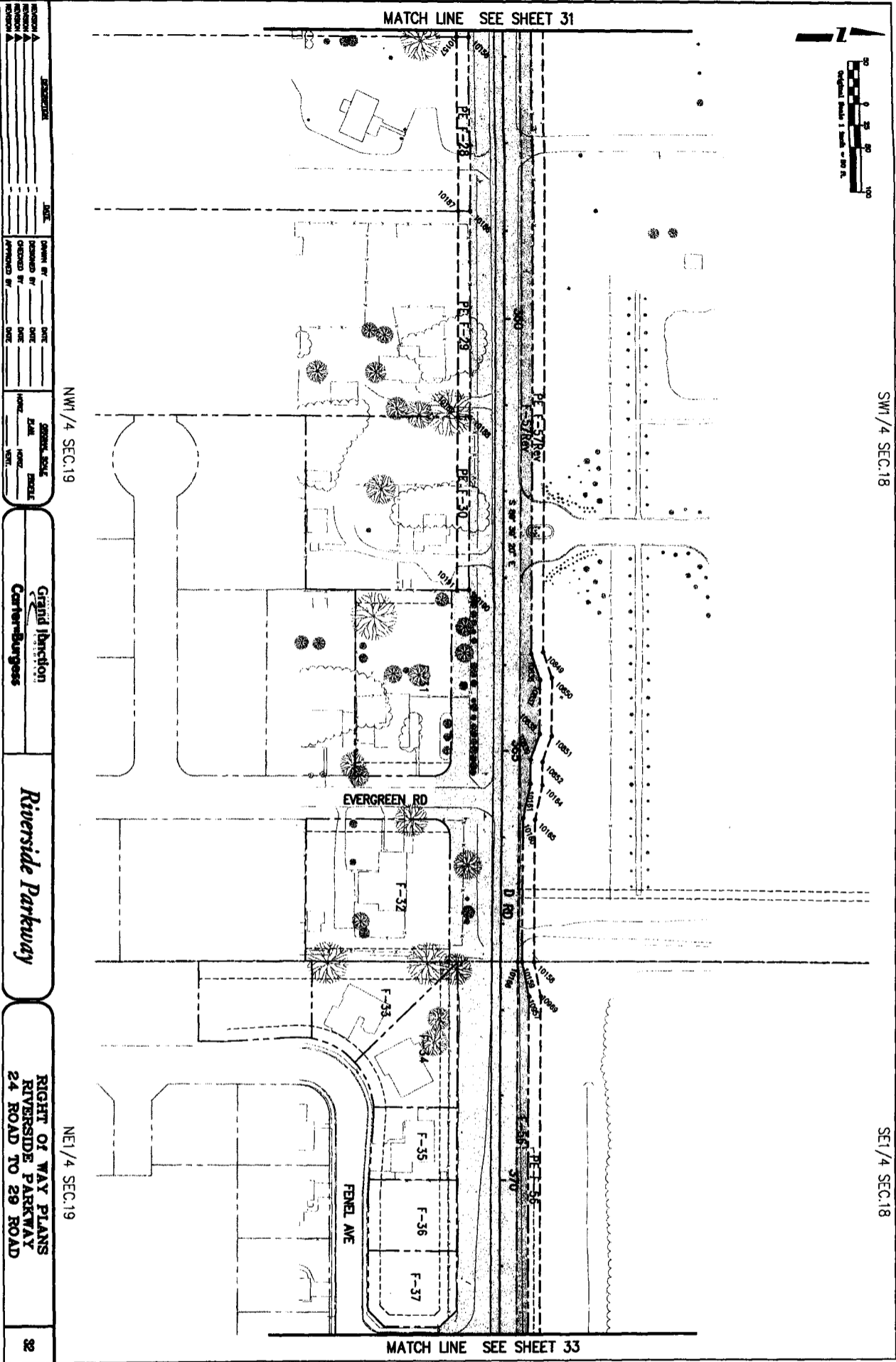
RIVERSIDE PARKWAY
PARCEL PE F-28

MATCH LINE SEE SHEET 31



SW1/4 SEC.18

SE1/4 SEC.18



MATCH LINE SEE SHEET 33

| REVISION | DATE | DESCRIPTION |
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|-------------|------|-------|------|
| DESIGNED BY | DATE | SCALE | DATE |
| CHECKED BY | DATE | SCALE | DATE |
| APPROVED BY | DATE | SCALE | DATE |

Grand Junction
Carter-Burgess

Riverside Parkway

RIGHT OF WAY PLANS
RIVERSIDE PARKWAY
24 ROAD TO 29 ROAD