

DUN02EPP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: MULTI-PURPOSE EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: FRANK A. DUNN AND LOIS L. DUNN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 340
EPPS DRIVE - LOT 2 OF BLOCK 2 OF EPPS SUBDIVISION

PARCEL NO.: 2943-074-11-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

BOOK 3176 PAGE 547
2081298 10/14/02 0206PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Frank A. Dunn and Lois L. Dunn, as Joint Tenants, Grantors, for and in consideration of the sum of Six Hundred Fifty-Eight and 20/100 Dollars (\$658.20), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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 and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

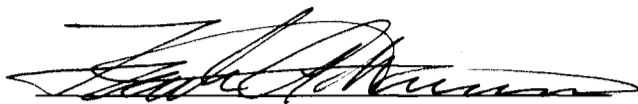
A tract or parcel of land for Perpetual Multi-Purpose Easement purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:


Beginning at the Northeast Corner of Lot 2, Block 2 of Epps Subdivision, situate in the SE ¼ of said Section 7 as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE ¼ of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto;
thence S 00°03'46" E along the east boundary line of said Lot 2 a distance of 58.80 feet;
thence leaving the east boundary line of said Lot 2, S 41°58'14" W a distance of 10.45 feet;
thence N 00°03'46" W a distance of 66.57 feet to a point on the north boundary line of said Lot 2;
thence N 89°56'20" E along the north boundary line of said Lot 2 a distance of 7.00 feet to the Point of Beginning,

containing 438.80 square feet 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 Grantors 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 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 Grantors hereby further covenanting with Grantee that Grantors have good title to the aforescribed 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 11th day of October, 2002.

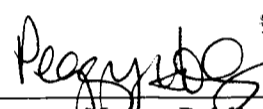

Frank A. Dunn


Lois L. Dunn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of Oct, 2002,
by Frank A. Dunn and Lois L. Dunn, as Joint Tenants.

My commission expires 3-3-05.
Witness my hand and official seal.



Notary Public

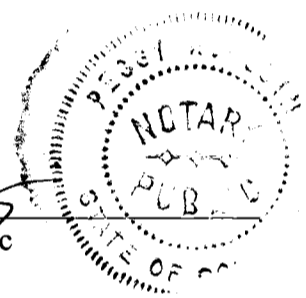
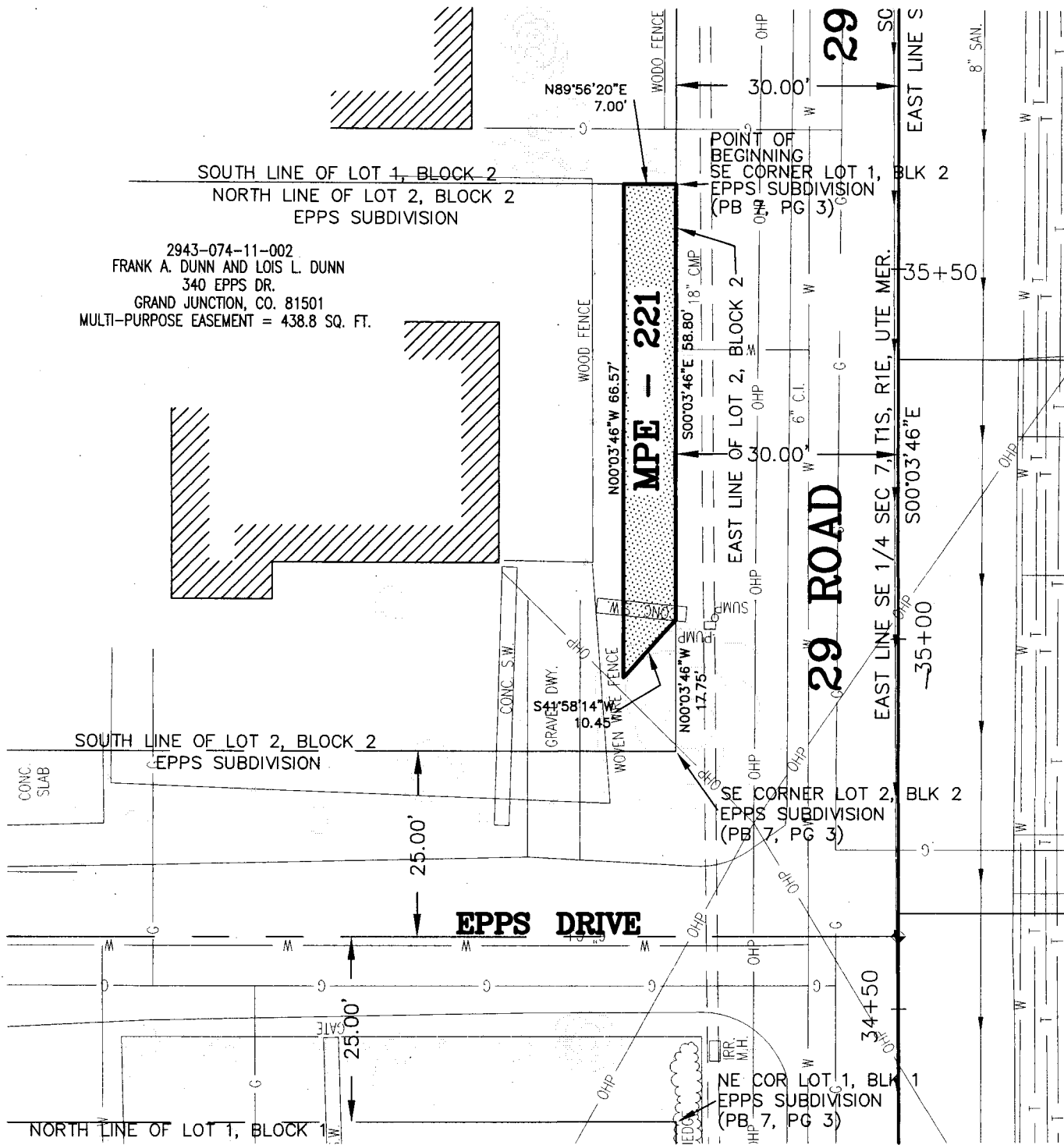


EXHIBIT "A"



2943-074-11-002
 FRANK A. DUNN AND LOIS L. DUNN
 340 EPPS DR.
 GRAND JUNCTION, CO. 81501
 MULTI-PURPOSE EASEMENT = 438.8 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.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

REVISED: 5-23-2002
 REVISED: 3-04-2002

DRAWN BY: P.I.K.
 DATE: 10-23-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: 1037DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-11-002

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION