

ERE06SKY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	EAST RIVER ENTERPRISES, LLC.
PURPOSE:	HORIZON PARK PLAZA SUBDIVISION MULTIPURPOSE EASEMENT FOR SKYLINE COMMERCIAL DEVELOPMENT
ADDRESS:	2793 SKYLINE COURT
PARCEL #:	2945-013-02-006
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
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

2334464 BK 4233 PG 55-56  
08/23/2006 03:54 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

**East River Enterprises, LLC, a Colorado Limited Liability Company, 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 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 and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A strip of land for a multipurpose easement purposes being the easterly 12 feet of Lot 20, Horizon Park Plaza Subdivision, as recorded in Plat Book 11, at Page 145 of the Mesa County Records, as measured at right angles and perpendicular to the right-of-way line of Skyline Court, all in the SE ¼ of Section 36, Township One North, Range One West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado; 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 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 Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; 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 18<sup>th</sup> day of August, 2006.

East River Enterprises, LLC,  
a Colorado Limited Liability Company

  
\_\_\_\_\_  
Jim Widdows, Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2006, by Jim Widdows, Manager for East River Enterprises, LLC, a Colorado Limited Liability Company.

My commission expires:  
4-18-2007



Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

12:54 PM  
8/14/2006  
H:\CD\East River Enterprises MPE.doc

FIVE-O ENTERPRISES INC.  
BK 2941 PG 573

**LOT 21**  
(RECORD =  
N 86°06'45" E 139.66')  
86°14'01" E 139.37'

10' UTILITY EASEMENT  
PLAT BOOK 11 PAGE 145

TIE  
N 43°12'25" E  
536.47'

E 1/4 CORNER  
SECTION 36  
T.1N., R.1W., UTE PM.

**LEGEND**

- ◆ FOUND SPIKE BELOW ASPHALT SURFACE
- GLO BRASS CAP
- ⊙ FOUND REBAR & CAP LS-16413
- FOUND REBAR (NO CAP)

BASIS OF BEARING  
N 00°00'43" W  
2639.24'

HORIZON  
PLAT  
PARK PLAZA  
BOOK 11  
PAGE 145  
SUBDIVISION  
LOT 20

L=37.58'  
R=125.00'  
Δ=17°13'29"  
C LEN=37.44'  
BRG=N 11°42'00" W  
(RECORD CHORD  
S 11°49'00" w 37.44')

(RECORD = S 20°26'00" E 54.10')  
EXIST. 10' UTILITY EASEMENT  
1810.6 SQ. FT. 904 ACRES

SKYLINE COURT  
(50' R.O.W.)

S.E. CORNER  
SECTION 36  
T.1N., R.1W., UTE PM.

L=21.20'  
R=25.00'  
Δ=48°35'43"  
C LEN=20.57'  
BRG=S 03°59'08" W  
(RECORD CHORD  
S 03°45'48" w 20.41')

L=37.31'  
R=50.00'  
Δ=42°45'31"  
C LEN=36.45'  
BRG=N 06°42'01" E  
(RECORD CHORD  
S 06°07'44" w 36.81')

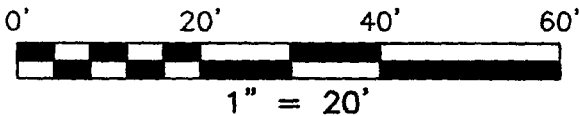
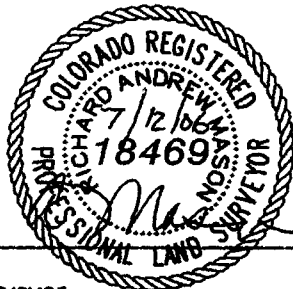


20' UTILITY EASEMENT  
(RECORD =  
N 74°55'00" E 103.72')  
S 75°02'16" W 103.69'  
PLAT BK 11 PAGE 145

**LOT 19**  
BLM/SKYLINE  
JOINT VENTURE  
BK 1818 PG 343

*Richard A. Mason*

Richard A. Mason  
Registered Professional Land Surveyor  
No. 18469



Basis of Bearings: based on Mesa County Local Coordinate System: GLO alloy cap for the S.E. Corner Section 36 and a spike for the East 1/4 Corner of Section 36, N00°00'43"W, a distance of 2639.24 feet (Horizon Park shows a value of "SOUTH" along this line.)



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

File Name: C:\B031\B031EASE.DWG			
EXHIBIT			
Designed	RAM	Checked	RAM
Drawn	JLG	Date	7/10/06
Project	6031	Sheet	1
		Of	1