

FOC051ST

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF CONTRACTOR:	FUOCO INVESTMENTS LLC
SUBJECT / PROJECT:	UTILITIES / MULTI-PURPOSE
ADDRESS:	748 NORTH 1 ST STREET
PARCEL:	2945-142-24-012
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2246907 BK 3869 PG 955-958
04/06/2005 10:22 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$20.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF EASEMENT

Fuoco Investments, LLC, Grantor, for and in consideration of one dollar, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby sell, grand and convey unto the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North %th Street, Grand Junction, Colorado, 81501, for the use of Grantee and for the use of the Public Utilities and public providers as approved by Grantee, a Perpetual Multi-purpose Easement on, along, over, under, through and across the following described parcel of land, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Multi-purpose 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, subject to the terms and conditions contained herein.

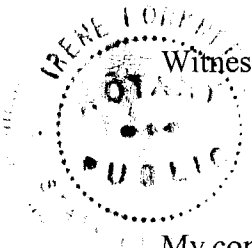
1. Grantor shall have the right to use and occupy the real property burdened by this easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements or structures thereon which might 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 the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care, using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that he has good title to the herein described premises; that he has good and lawful right to grant this easement; that he 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 27th day of January, 2005.



State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 27 day of
Jan, 2005, by ROBERTE FUOCO



Witness my hand and official seal

Irene Fochner
Notary Public

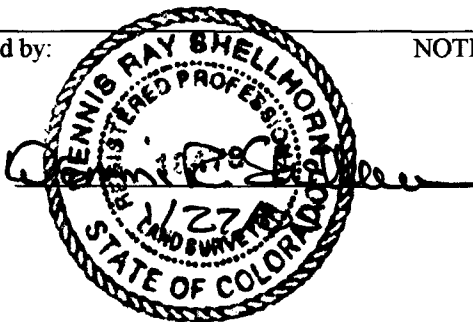
My commission expires: 7/30/06

EXHIBIT A

EASEMENT DESCRIPTION

The West fourteen feet of Lot 1 in Block 34 of the City of Grand Junction, Colorado.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EASEMENT EXHIBIT

HILL AVENUE



NOT TO SCALE

FIRST STREET

14' MULTI-PURPOSE EASEMENT

LOT 1

LOT 2

ALLEY