

GDW06245

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	GOODWILL INDUSTRIES OF COLORADO SPRINGS
PURPOSE:	MULTIPURPOSE EASEMENT
ADDRESS:	630 24 ½ ROAD
TAX PARCEL #:	2945-044-16-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

RECEPTION 0354093, BK 4317 PG 256 12/18/2006 at 01:45:51 PM, OF 3, R \$15.00 S \$1.00 EXEMPT Doc Code: EASEMENT Janice Ward, Mesa County, CO CLERK AND RECORDER

PROPERTY RECORDS - RECEPTION  
1000 North Lincoln  
Suite 1000  
100 North Lincoln  
Grand Junction, CO 81501

GRANT OF MULTI-PURPOSE EASEMENT

Goodwill Industries of Colorado Springs a Colorado non-profit corporation , 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 multi-purpose easement across a parcel of land situated in the Northeast Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

The east fourteen (14.00) feet of the west twenty-four (24.00) feet of Lot 1 of Market Square North, a subdivision of the City of Grand Junction, Mesa County, Colorado, the plat of which is recorded at Reception No. 2011258 of the Mesa County records, 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 13<sup>th</sup> day of December, 2006.

Goodwill Industries of Colorado Springs,  
a Colorado non-profit corporation,

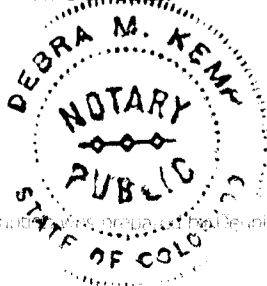
by

*Jeff Johnson*  
Jeff Johnson

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2006, by Jeff Johnson for Goodwill Industries of Colorado Springs, a Colorado non-profit corporation.

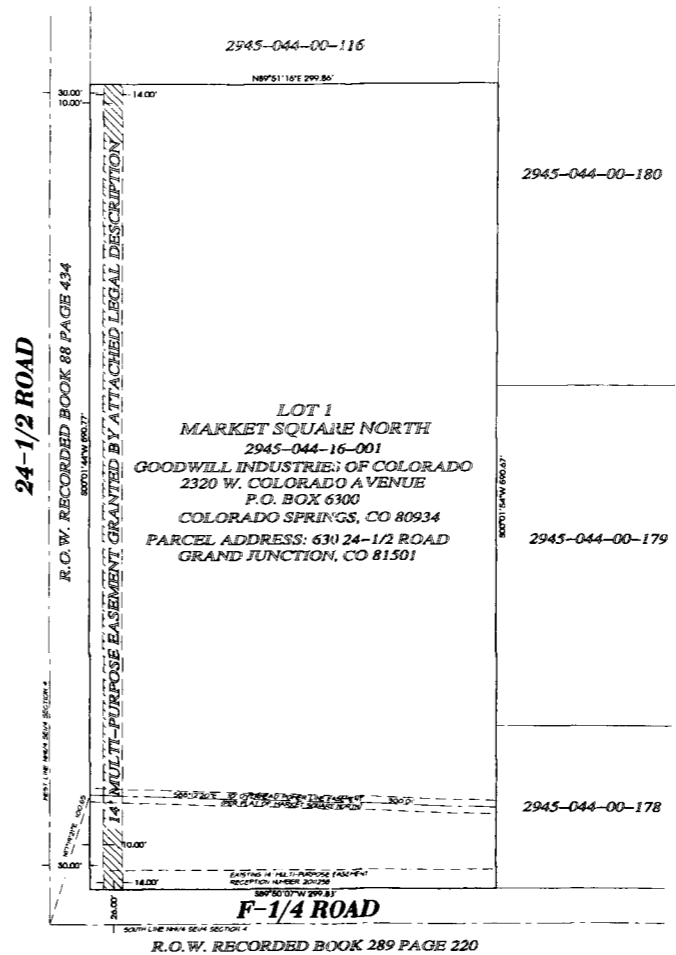
My commission expires: 3/13/09  
Witness my hand and official seal



*Debra M. Kemp*  
Notary Public

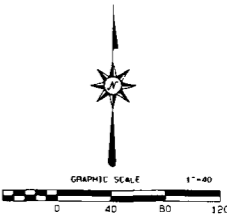
12/18/2006  
10:00 AM

# EASEMENT EXHIBIT



NOTICE: According to Colorado law you must commence any legal action based upon this exhibit in the survey within three years after you first discover such defect. It is not valid until you actually know, or should know, of the error. It is not valid until you actually know, or should know, of the error. It is not valid until you actually know, or should know, of the error.

This exhibit is a graphical representation of a written description, and is provided as a condition of approval by the City of Grand Junction. It is NOT a survey. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.



- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS EXHIBIT
- N. NORTH
  - E. EAST
  - S. SOUTH
  - W. WEST
  - T. THROUGH
  - R. RANDE
  - R.O.W. RIGHT-OF-WAY
  - P.L.S. PROFESSIONAL LAND SURVEYOR
  - 50 FT. SQUARE FEET

This sketch was drafted without benefit of an abstract or current title commitment. Evidence of title, easements or record rights-of-way, judgments, and encumbrances affecting the property reviewed and considered part of this sketch are noted herein. There may exist other documents, both recorded and unrecorded, that would affect title to the parcel.

EXHIBIT			
SECTION 10	T4S	R10E	SW/4
THOMPSON-LANGFORD CORPORATION			
2320 W. COLORADO AVENUE, P.O. BOX 6300, GRAND JUNCTION, CO 81501			
Date of Survey:	Asst. Surveyor:	Checked:	Approved:
2/13/08	Dennis Ray Shell	JE	DS
Job No. 0816-001			Sheet 1 of 1