

GEI05802

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OF PROPERTY

OWNER OR GRANTOR: THOMAS GEIST

PURPOSE: EASEMENT FOR THE INSTALLATION,  
OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES

ADDRESS: 802 1<sup>ST</sup> AVENUE - WEST 14 FEET OF LOT 1  
AND THE SOUTH 14 FEET OF LOTS 1 THROUGH 5, BLOCK 2 OF THE  
MILDALE SUBDIVISION

PARCEL NO: 2945-231-01-026

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2005

EXPIRATION: NONE

DESTRUCTION: NONE

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

2278829 BK 4007 PG 493-494  
10/04/2005 03:05 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

Thomas Geist, 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:

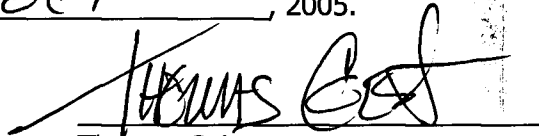
A 14-foot multi-purpose easement Dedicated to the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as:

The West 14 feet of Lot 1 and the South 14 feet of Lots 1 through 5, Block 2 of the Milldale Subdivision, City of Grand Junction, Mesa County, Colorado;

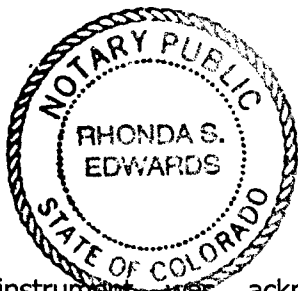
as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference.

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; 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 4 day of OCT, 2005.

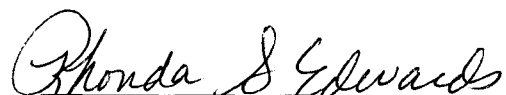
  
Thomas Geist

State of Colorado )  
                                  )ss.  
County of Mesa     )



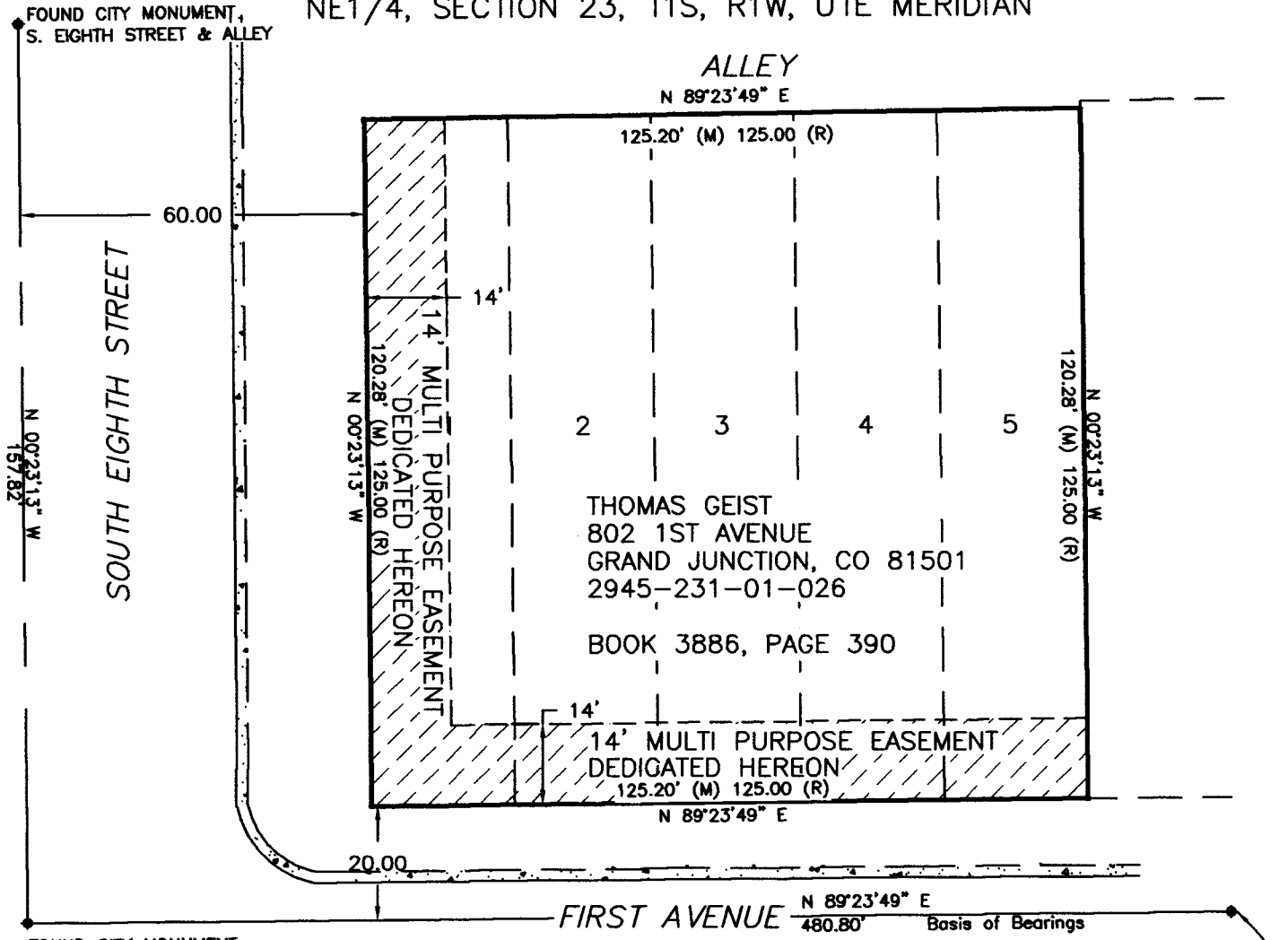
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2005, by Thomas Geist.

My commission expires November 28, 2005.  
Witness my hand and official seal.

  
Notary Public

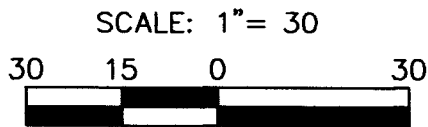
The foregoing legal description was prepared by Stanley K. Werner, PLS, Grand Junction, Colorado 81501

**EXHIBIT "A"**  
 OF A PARCEL LOCATED IN  
 BLOCK 2, MILLEDALE SUBDIVISION  
 NE1/4, SECTION 23, T1S, R1W, UTE MERIDIAN



FOUND CITY MONUMENT  
 S. EIGHTH STREET & FIRST AVENUE

FOUND CITY MONUMENT  
 S. NINTH STREET & FIRST AVENUE



The sketch and description shown hereon has been derived from a field survey, 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.

<b>EXHIBIT "A"</b>	
NE1/4, SECTION 23 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8849 Fax 970-255-7047	
SUR. BY:	DRAWN BY: SKW
JOB NO. 05-31	SHEET 1 OF 1