

GVN04INL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (MULTI-PURPOSE)

NAME OF CONTRACTOR: GRAND VALLEY NATIONAL BANK

PURPOSE: MULTI-PURPOSE AND UTILITIES

SUBJECT/PROJECT: 2500 INLAND AVENUE.

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2945-102-01-001

YEAR: 2004

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

2189468 BK 3642 PG 379-380
04/30/2004 10:07 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Grand Valley National Bank, 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 premises, to wit:

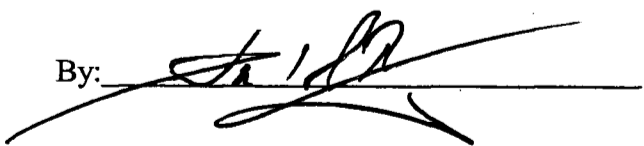
The West 14.0 feet and also the South 14.0 feet of Lot 1, SEN-BAR Subdivision, situate in the Northwest ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 195 in the office of the Mesa County Clerk and Recorder, Except that part previously conveyed for Public Roadway and Utilities Right-of-Way purposes by Warranty Deed recorded in Book 2770 at Pages 609 and 610 in the office of the Mesa County Clerk and Recorder.

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 items or fixtures 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 it has good title to the aforescribed premises; that 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.

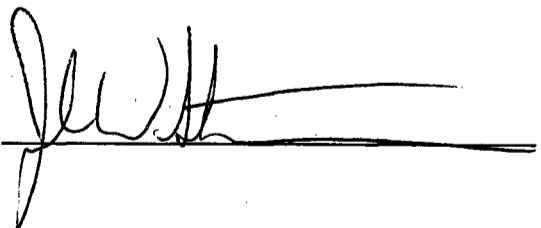
Executed and delivered this 11 day of MARCH, 2004.

Grand Valley National Bank, Grantor:

By:



By:



RECEIVED

MAY 04 2004

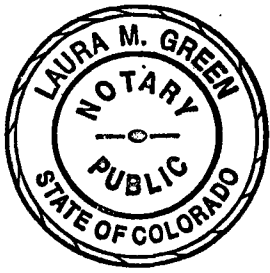
COMMUNITY DEVELOPMENT
DEPT.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11 day of March,
2004, by Paul K Briardy as Chairman of the Board and
attested to by John W Stevenson as Sr Vice President of
Grand Valley National Bank.

My commission expires 9-5-07.

Witness my hand and official seal.



Laura M. Green
Notary Public