

GVP05215

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	GRAND VALLEY RURAL POWER LINES, INC
PURPOSE:	EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND LANDSCAPING
ADDRESS:	774 21 ½ ROAD
PARCEL NO:	2697-361-01-003
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

3 PAGE DOCUMENT

2290578 BK 4050 PG 683-685
12/02/2005 04:03 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChs \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Grand Valley Rural Power Lines, Inc., a Colorado 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 NE1/4 Section 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado; said easement being more particularly described as follows:

The West 14.00 feet of Lot 3, Valley West Subdivision Filing No. One as recorded in the Records of Office of the Mesa County Clerk and Recorder in Plat Book 12 at Page 26;

Containing 5,788.00 square feet, more or less, 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 23 day of November, 2005.

Grand Valley Rural Power Lines, Inc.
a Colorado corporation

By 
Jarrett Broughton, Executive Vice-President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 93 day of November, 2005, by Jarrett Broughton as Executive Vice-President for Grand Valley Rural Power Lines, Inc., a Colorado corporation.

My commission expires: NOV - 2008
Witness my hand and official seal.

Karen S. Bain
Notary Public



EXHIBIT A

LOT 3, VALLEY WEST SUBDIVISION, FILING 1

774 21-1/2 Road; Grand Junction, Colorado



TRUE
NORTH

SCALE
NONE

Schedule No.: 2697-361-01-003

Owner: Grand Valley Power
2727 Grand Avenue
Grand Junction, Colorado

LOT 3

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

