

HIL07WEL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	HILLTOP HEALTH SERVICES DBA: HILLTOP COMMUNITY RESOURCES INC.
PURPOSE:	MULTI-PURPOSE EASEMENT
ADDRESS:	1405 WELLINGTON (HILLTOP-BACON COMMUNITY BUILDING)
PARCEL NO:	2945-122-00-977
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

GRANT OF MULTI-PURPOSE EASEMENT

Hilltop Health Services, Corporation D.B.A. Hilltop Community Resources, Inc., 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 parcel of land for a 14' wide multipurpose easement located in the Southeast Quarter of the Northwest Quarter of the Northwest Quarter (SE¼ NW¼ NW¼) of Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of said SE¼ NW¼ NW¼ Section 12, whence the Southeast corner of said SE¼ NW¼ NW¼ Section 12 bears South 00 degrees 10 minutes 35 seconds West, a distance of 655.23 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00 degrees 10 minutes 35 seconds West, a distance of 30.00 feet, along the East line of said SE¼ NW¼ NW¼ Section 12; thence North 89 degrees 45 minutes 11 seconds West, a distance of 30.00 feet to the Southwest corner for the intersection of Wellington Avenue and 15th Street rights-of-way; thence South 00 degrees 10 minutes 35 seconds West, a distance of 12.13 feet, along the West right-of-way line of 15th Street to the POINT OF BEGINNING; thence South 00 degrees 10 minutes 35 seconds West, a distance of 509.34 feet, along said West right-of-way line of 15th Street to the North right-of-way line of the Grand Valley Mainline Canal; thence South 89 degrees 20 minutes 21 seconds West, a distance of 14.00 feet, along said North right-of-way line of the Grand Valley Mainline Canal; thence North 00 degrees 10 minutes 35 seconds East, a distance of 503.75 feet; thence North 44 degrees 48 minutes 41 seconds West, a distance of 5.58 feet; thence North 89 degrees 45 minutes 11 seconds West, a distance of 603.12 feet, to a point on the East line of a tract described in Book 1754, Page 962, Mesa County records; thence North 00 degrees 11 minutes 17 seconds East, a distance of 14.00 feet, along said East line of said tract to a point on the South right-of-way line of Wellington Avenue; thence South 89 degrees 45 minutes 11 seconds East, a distance of 608.93 feet, along said South right-of-way line of Wellington Avenue; thence South 44 degrees 47 minutes 18 seconds East, a distance of 17.16 feet to the POINT OF BEGINNING.

11:48 AM
3/12/2007
Hilltop BaconMPE.doc

The foregoing legal description was prepared by Stanley K. Werner, PLS 27279,
High Desert Surveying, L.L.C., Grand Junction, Colorado 81503

Containing 0.361 acres, 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 2nd day of April, 2007.

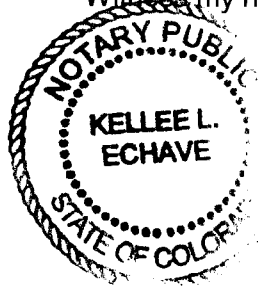
Hilltop Health Services Corporation,
D.B.A. – Hilltop Community Resources, Inc.
a Colorado non-profit corporation,

By Sally Schaefer CEO
Sally Schaefer, CEO

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of April, 2007, by Sally Schaefer, CEO for Hilltop Health Services, Corporation D.B.A. Hilltop Community Resources, Inc., a Colorado Non-profit Corporation.

My commission expires: 4/2/09
Witness my hand and official seal.



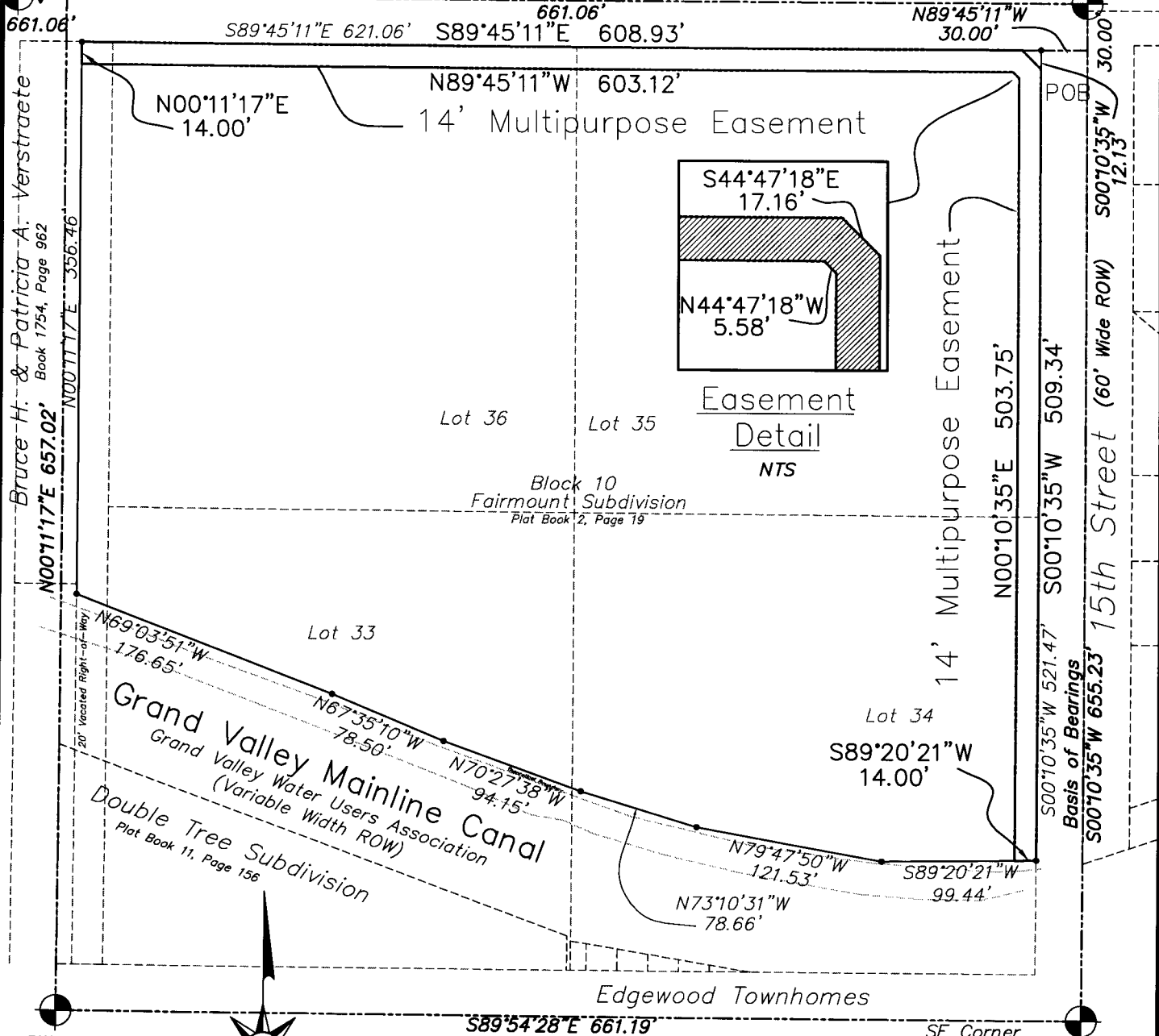
Kellee L. Echave
Notary Public

EXHIBIT A

NW Corner
SW 1/4 NW 1/4 NW 1/4
Section 12
T1S, R1W, UM
MCSM #821-1

NE Corner
SE 1/4 NW 1/4 NW 1/4
Section 12
T1S, R1W, UM
MCSM #716

S89°45'11"E 1322.11' Wellington Avenue (60' Wide ROW)



SW Corner
SE 1/4 NW 1/4 NW 1/4
Section 12
T1S, R1W, UM
City Marker - 1969

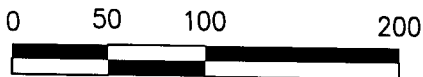
SE Corner
SE 1/4 NW 1/4 NW 1/4
Section 12
T1S, R1W, UM
MCSM #717-2

High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

SCALE: 1" = 100'



PROJ. NO. 06-110	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec, 2006	dc/jk/dj	skw	skw	1	1