

HOL03GRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	FORREST S. HOLGATE
PURPOSE:	EASEMENT FOR UTILITIES FOR DAVID FOSTER MINOR SUBDIVISION
ADDRESS:	2940 G ROAD
PARCEL NO:	2705-323-01-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2003
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2 PAGE DOCUMENT

BOOK 3334 PAGE 468

2117460 04/18/03 0251PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

Forrest S. Holgate, 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 premises, to wit:

The South 14.0 feet of Lot 2 of David Foster Minor Subdivision, situate in the Southwest ¼ of Section 32, Township 1 North, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, as recorded in Plat Book 14 at Page 135 in the office of the Mesa County Clerk and Recorder, containing 5,485.7 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 he has good title to the aforescribed premises; that 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 17 day of April, 2003.

Grantor:

Forrest S. Holgate  
Forrest S. Holgate

State of Colorado )  
                                  )ss.  
County of Mesa    )

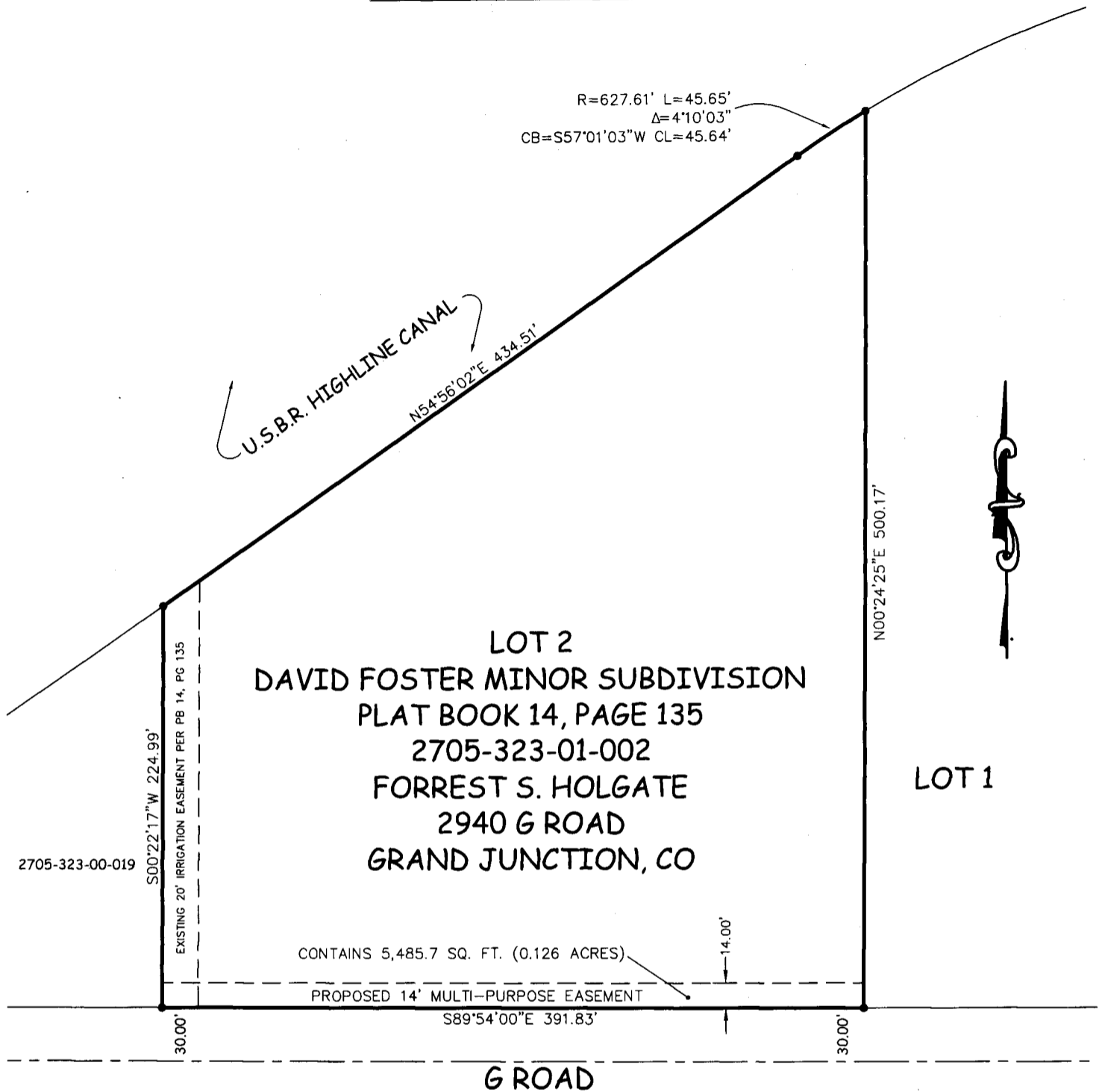
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2003, by Forrest S. Holgate.

My commission expires 10/29/2005.  
Witness my hand and official seal.



Gayleen Henderson  
Notary Public

# EXHIBIT "A"



The sketch and description shown hereon has been derived from 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.

DRAWN BY: P.I.K.  
 DATE: 04-14-2003  
 SCALE: 1" = 80'  
 APPR. BY: IW

LOT 2, DAVID FOSTER MINOR SUB.  
 14' MULTI-PURPOSE EASEMENT  
 2705-323-01-002

DEPARTMENT OF PUBLIC WORKS  
 REAL ESTATE DIVISION  
 CITY OF GRAND JUNCTION