

HUS07COM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	RODNEY G. AND LINDA E. HUSKEY
PURPOSE:	RANCHMANS DITCH DIVERSION MULTIPURPOSE EASEMENT
ADDRESS:	2468 COMMERCE BLVD
PARCEL #:	2945-091-00-078
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Rodney G. Huskey and Linda E. Huskey, as joint tenants, Grantors, for and in consideration of the sum of Sixteen Thousand Four Hundred Ten and 00/100 Dollars (\$16,410.00) the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, 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:

Parcel 1:

A certain perpetual multi-purpose easement located in the Northeast Quarter (NE 1/4) of Section 9, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South 9.00 feet of the North 42.00 feet of that certain parcel of land described in Book 1035, Page 758 of the Mesa County, Colorado public records. The North line of said South 9.00 feet being the South line of that certain 33.00 foot right of way described in Book 14, Page 466 of the Mesa County, Colorado public records.

Said parcel contains 3,750.00 square feet, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference;

and also;

Parcel 2:

A certain perpetual multi-purpose easement located in the Northeast Quarter (NE 1/4) of Section 9, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South 9.00 feet of the North 42.00 feet of that certain parcel of land described in Book 1196, Page 223 of the Mesa County, Colorado public records. The North line of said South 9.00 feet being the South line of that certain 33.00 foot right of way described in Book 14, Page 466 of the Mesa County, Colorado public records.

Said parcel contains 1,720.00 square feet, more or less, as described herein and depicted on **Exhibit "B"**, 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 construction and repair machinery, subject to the terms and conditions contained herein.

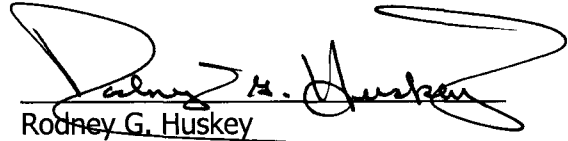
1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however,

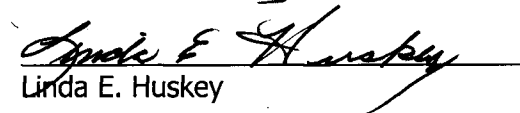
that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 14 day of February, 2007.


Rodney G. Huskey

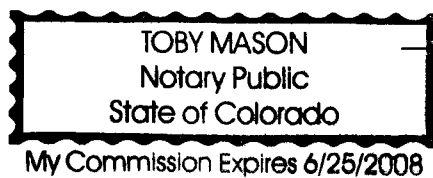

Linda E. Huskey

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14 day of February, 2007 by Rodney G. Huskey and Linda E. Huskey, as joint tenants.

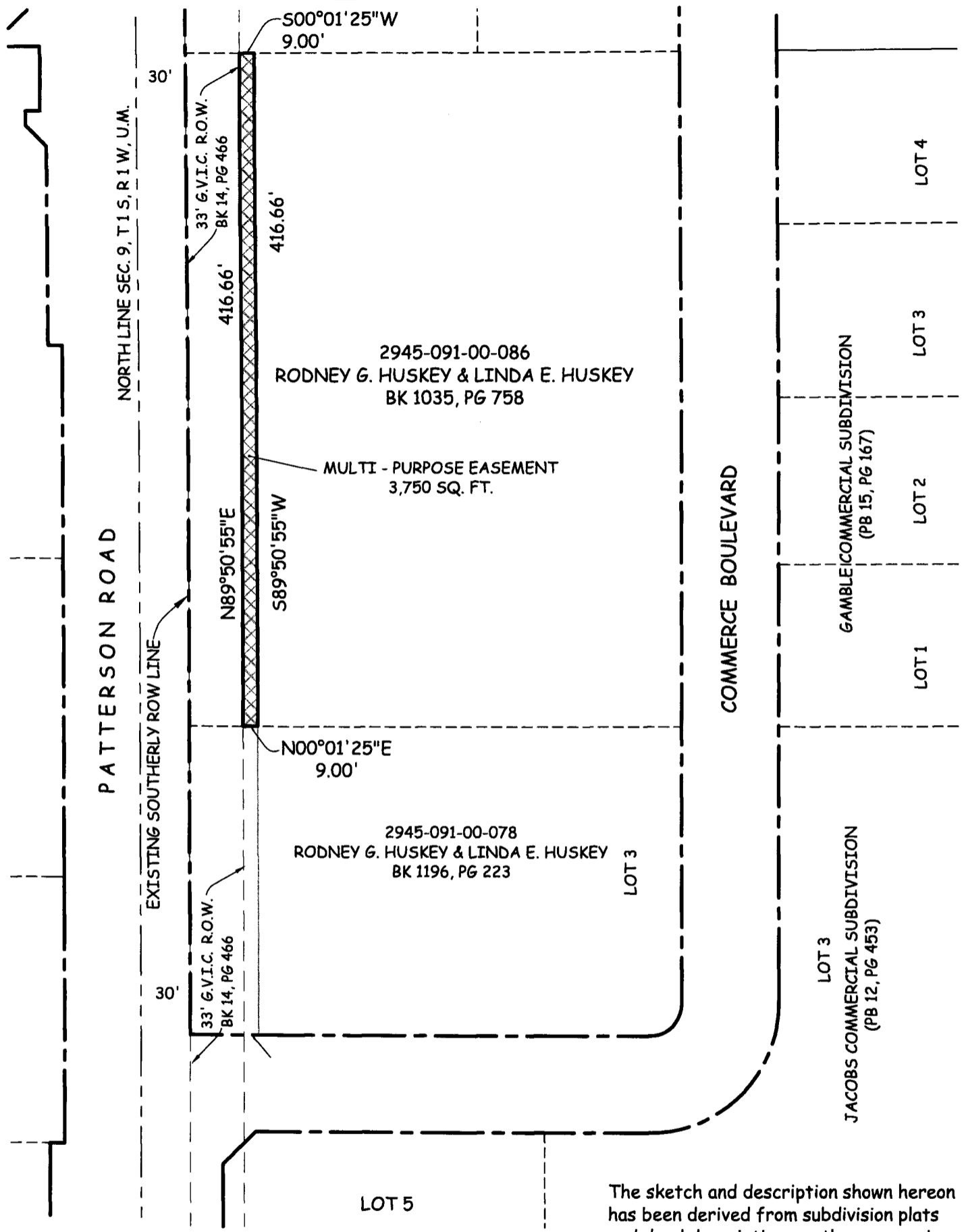
My commission expires 6/25/2008.

Witness my hand and official seal.




Notary Public

EXHIBIT "A"



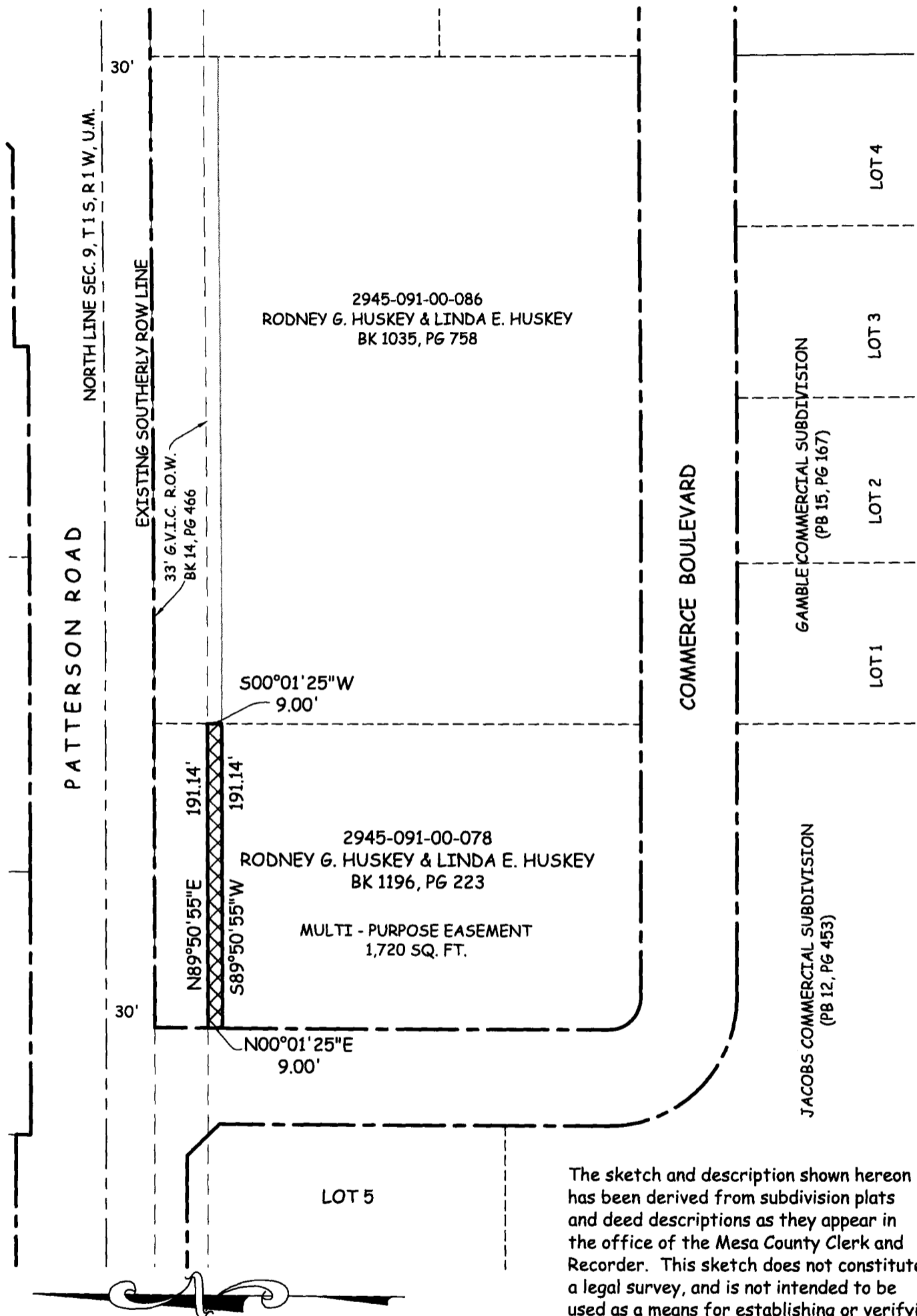
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: T.L.P.
 DATE: 6-15-06
 SCALE: 1" = 80'
 APPR. BY: P.T.K.

**RANCHMANS DITCH DIVERSION
 MULTI - PUPOSE EASEMENT
 HUSKEY (2945-091-00-086)**

CITY OF
Grand Junction
 COLORADO

EXHIBIT "B"



DRAWN BY: T.L.P.
DATE: 6-15-06
SCALE: 1" = 80'
APPR. BY: P.T.K.

RANCHMANS DITCH DIVERSION
MULTI - PURPOSE EASEMENT

HUSKEY (2945-091-00-078)

CITY OF
Grand Junction
COLORADO