

JJS06ARW

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	J&J SCOTT FAMILY PARTNERSHIP III, LLLP.
PURPOSE:	MULTIPURPOSE EASEMENT
ADDRESS:	LOT 12, BLOCK ONE, ARROWEST COMMERCIAL SUBDIVISION
TAX PARCEL NO.:	2701-314-01-012
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
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

2 PAGE DOCUMENT

2310498 BK 4129 PG 622-623
04/06/2006 04:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

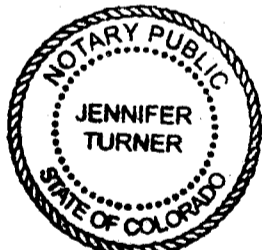
J&J Scott Family Partnership III, LLLP, a Colorado Limited Liability Limited Partnership, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and 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 14-foot strip of land for multi-purpose easement purposes located in Lot 12, Block One, Arrowst Commercial Subdivision, City of Grand Junction, Mesa County, Colorado, as recorded in Plat Book 12 at Page 98 of the records of said Mesa County, being more particularly described as follows:

The Westerly and the Southerly 14 feet of said Lot 12 abutting Arrowst Court and Arrowst Road; Said easement contains 7,104 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; 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 7th day of MARCH, 2006.



My Commission Expires 05/17/2008

J&J Scott Family Partnership III, LLLP,
a Colorado Limited Liability Limited Partnership,

[Signature]
Jon L. Scott, General Partner

[Signature]
Jeanetta P. Scott, General Partner

State of Colorado)
)ss.
County of MESA)

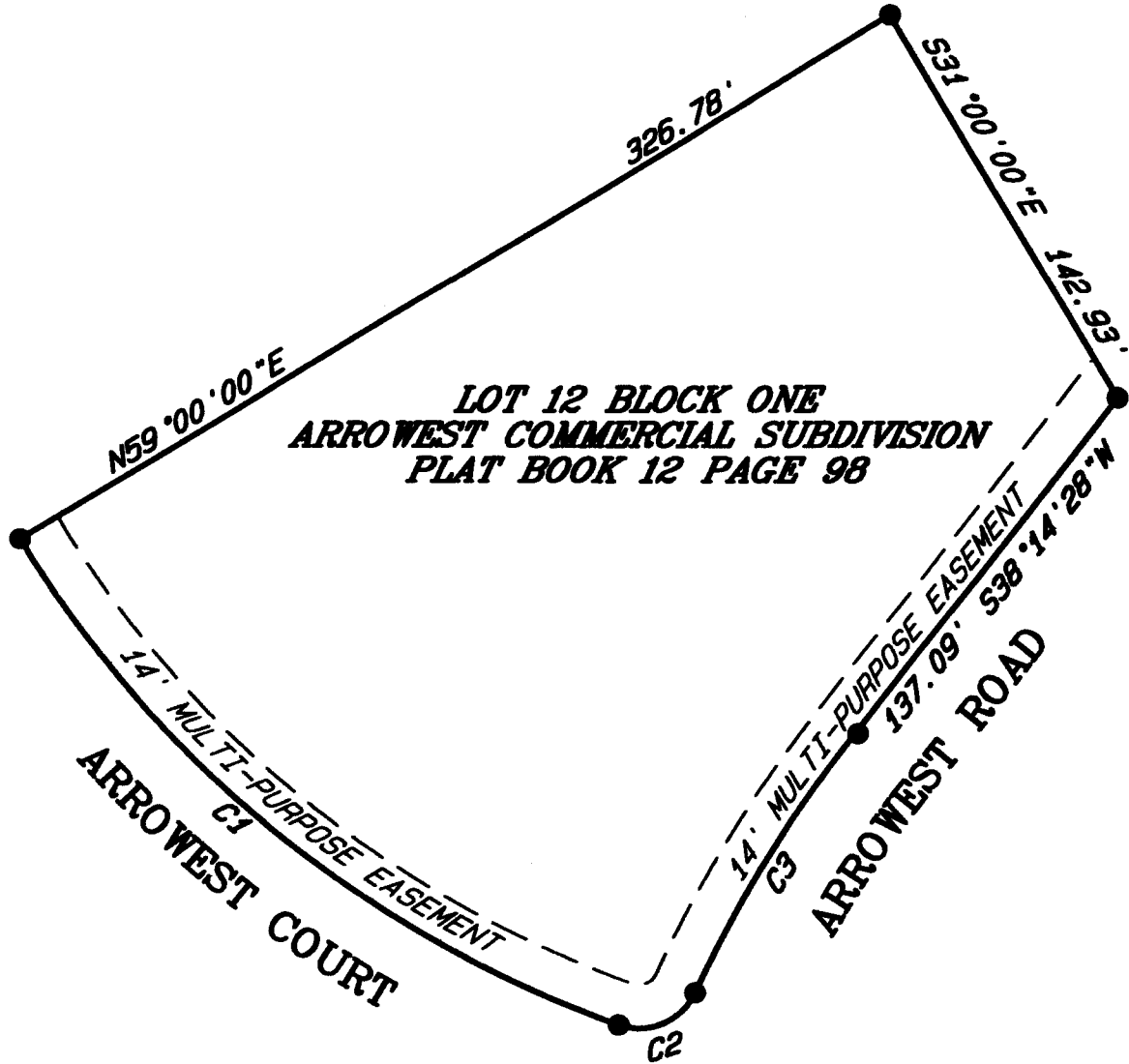
The foregoing instrument was acknowledged before me this 7th day of March, 2006, by Jon L. Scott and Jeanetta P. Scott, General Partners for the J&J Scott Family Partnership III, LLLP, a Colorado Limited Liability Limited Partnership

My commission expires 5/17/08
Witness my hand and official seal.

[Signature]
Notary Public

The foregoing legal description was prepared by Alan R. VanPelt, PLS 37049, Grand Junction, CO 81501

EXHIBIT A



SCALE 1" = 60'

● FOUND PIN & CAP

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	39°52'32"	253.09'	363.65'	248.01'	S50°56'06"E
C2	84°12'41"	29.40'	20.00'	26.82'	N67°01'31"E
C3	13°18'52"	98.76'	425.00'	98.54'	N31°35'03"E

D H SURVEYS INC.
118 OURAY AVE.
GRAND JUNCTION, CO.
(970) 245-8749