

KDP08215

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	KNIGHT AND DURMAS PROPERTIES, LLC.
PURPOSE:	MULTIPURPOSE EASEMENT
ADDRESS:	842 21 ½ ROAD
TAX PAREL NO.:	2697-524-03-004
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
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

RECEPTION #: 2431183. BK 4632 PG 776 03/27/2008 at
03:26:40 PM, 1 OF 3. R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Knight & Durmas Properties, LLC, Grantor, whose address is 780 21 1/2 Road, Grand Junction, CO 81505, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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, 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 strip of land for a multipurpose easement situate in the NW 1/4 SE 1/4, Section 25, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows:

The west 14.00 feet of Lot 4, Riverview Commercial Subdivision as recorded in Plat Book 13 at Page 17 of the Mesa County records.

Said strip contains 2,798 square feet more or less as described 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 to enter upon said premises with 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. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features, curbs, gutter, utilities, signs, lighting, art, or similar improvements typically located in Easement areas.

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

3. Grantor hereby covenants with Grantee that it has good title to the herein described premises; that 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.

4. Grantee shall indemnify Grantor against and hold it harmless from any claim, demand, liability, loss, cost or expense (including reasonable attorneys' fees) made against or incurred by Grantor as a result of or in connection with Grantee's exercise of the Easement, as well as any unauthorized use of the Grantee's property by Grantee.

5. If the Multi-Purpose Easement is abandoned, Grantor shall have the option to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 11th day of Nov, 2008

Knight & Durmas Properties, LLC

By: *Gregory J. Knight*
Gregory J. Knight, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of Nov, 2008 by Gregory J. Knight, Manager, Knight & Durmas Properties, LLC.

My commission expires 11-28-2011.



Witness my hand and official seal.

Kristine K. Kelly
Notary Public

Knight & Durmas Properties, LLC

By: *John A. Durmas*
John A. Durmas, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of Nov, 2008 by John A. Durmas, Manager, Knight & Durmas Properties, LLC.

My commission expires 11-28-2011.



Witness my hand and official seal.

Kristine K. Kelly
Notary Public

RECEIVED

AUG 30 2007

EXHIBIT

COMMUNITY DEVELOPMENT
DEPT.

C 1/4 COR.
SEC. 25
MCSM #857-1

2697-254-07-001

20' INGRESS/EGRESS & UTILITY EASEMENT
BOOK 4308 AT PAGE 371

40' x 100'
LIMITED ACCESS
LOT 3 & 4

S89°54'51"E

AS SHOWN ON THE
RIVERVIEW COMMERCIAL
SUBDIVISION, PLAT BOOK 13
AT PAGE 17

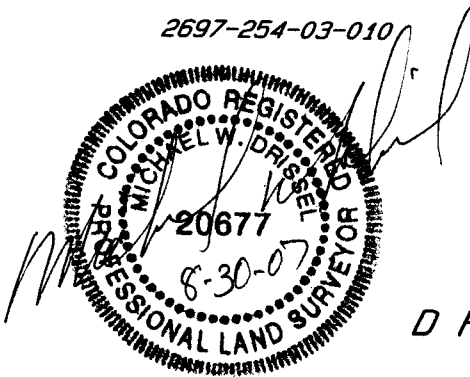
MULTIPURPOSE EASEMENT 2798 SQUARE FEET

LOT 4 2.85 ACRES

OWNER: KNIGHT & DURMAS
PROPERTIES, LLC
2697-254-03-004
842 21 1/2 ROAD

N89°54'37"W

2697-254-03-010



D H SURVEYS, INC.
970-245-8749
JOB #269-06-51

BASIS OF BEARING:
G.V.A.L.C.S.

N00°00'45"E

600.23'

199.85'

21 1/2 ROAD

520.67'

C-S 1/16 COR.
SEC. 25
MCSM #856-1

40.12'

199.85'

N00°02'04"E

40.04'

14' MULTIPURPOSE EASEMENT
15' UTILITY & DRAINAGE EASEMENT



NOT TO SCALE

LEGEND & ABBREVIATIONS

- ⊕ = MESA COUNTY SURVEY MARKER
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM