

KIL0926R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD: NAME OF PROPERTY	EASEMENT (MULTIPURPOSE)
OWNER OR GRANTOR:	BEN G. AND CHERYL DUREE KILGORE
PURPOSE:	26 1/2 ROAD BRIDGE REPLACEMENT MPE-202
ADDRESS:	649 26 1/2 ROAD
PARCEL #:	2945-023-12-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Ben G. Kilgore and Cheryl Duree Kilgore as Joint Tenants, Grantors, whose address is 755 North Avenue, Suite D, Grand Junction, CO 81501, for and in consideration of the sum of Five Hundred Eleven and 75/100 Dollars (\$511.75), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and 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 located in the Southwest Quarter (SW ¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Lot 26, Northfield Estates, as same is recorded in Plat Book 9, Page 21, at the office of the Mesa County Clerk and Recorder, and considering the East line of the SW ¼ of said Section 2 to bear S00°01'13"W, with all bearings herein being relative thereto; thence N00°01'13"E, along the East line of said Lot 26, a distance of 15.63 feet to the POINT OF BEGINNING; thence N73°39'20"W, along a line 15 feet North of and parallel with the South line of said Lot 26, a distance of 50.30 feet; thence S89°58'47"E a distance of 48.27 feet to the East line of said Lot 26; thence S00°01'13"W, along the East line of said Lot 26, a distance of 14.14 feet, more or less, to the point of beginning.

Said parcel contains 341.17 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 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. Grantors reserve 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 Grantors hereby covenant 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.

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. Grantors hereby covenant with Grantee they have good title to the herein described 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 8 day of January, 2008.

Ben G. Kilgore
Ben G. Kilgore

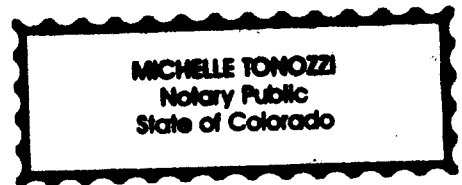
Cheryl Duree Kilgore
Cheryl Duree Kilgore

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of January, 2008, by Ben G. Kilgore and Cheryl Duree Kilgore as Joint Tenants.

My commission expires 7-14-2011.

Witness my hand and official seal.

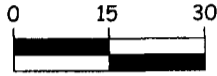


Michelle Tonozzi
Notary Public

EXHIBIT "A"

LARKSPUR LANE

5' IRRIGATION EASEMENT



1 inch = 30 ft.

LINEAL UNITS = U.S. SURVEY FOOT

NORTHFIELD ESTATES
PLAT BOOK 9, PAGE 21

LOT 26

2945-023-12-002
BEN G. & CHERYL DUREE
KILGORE
649 26 1/2 ROAD
GRAND JUNCTION, CO 81506

26 1/2 ROAD

5' IRRIGATION EASEMENT

15' UTILITY & CANAL EASEMENT

BASIS OF BEARINGS EAST LINE SW 1/4 SECTION 2 TWP 15. RGE 1W, UM

500°01'13"W 1319.31'

EAST LINE LOT 26

S89°58'47"E 48.27'

N73°39'20"W, 50.30'

500°01'13"W, 14.14'

POB

N00°01'13"E, 15.63'

POC
SE COR LOT 26

AREA = 341.17 SQUARE FEET

SOUTH LINE LOT 26

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.

[Handwritten Signature]
PETER KRUCK
No. 32824
8/18/08
PROFESSIONAL LAND SURVEYOR COLORADO

DRAWN BY: MG
DATE: 7-31-2008
SCALE: 1" = 30'
APPR. BY: PTK

26 1/2 ROAD BRIDGE REPLACEMENT
MPE-202

2945-023-12-002

CITY OF
Grand Junction
COLORADO

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