

KNO07RIV

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	KNOWLES ENTERPRISES, LLC.
PURPOSE:	MULTIPURPOSE EASEMENT FOR REDLANDS PARKWAY
ADDRESS:	2381 1/2 RIVER ROAD
PARCEL #:	2945-081-00-112
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
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 #: 2357338, BK 4328 PG 769 01/05/2007 at
10:30:11 AM, 1 OF 4, R \$20.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Knowles Enterprises LLC, a Colorado Limited Liability Company, 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 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, 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 premises, to wit:

Two certain perpetual multi-purpose easements located in the NW ¼ NE ¼ Section 8 and the SW ¼ SE ¼ Section 5, both in 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:

Parcel A:

The multi-purpose easement is located in a tract of land situated in the NW 1/4 of the NE 1/4 of Section 8 and the SW 1/4 of the SE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Book 4039, Page 145 in the records in the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

Commencing at the E 1/16 corner common to Sections 5 and 8, Township 1 South, Range 1 West of the Ute Meridian and considering the north line of the NW 1/4 of the NE 1/4 of said Section 8 to bear N 89° 57' 12" E, with all other bearings herein relative thereto, thence
S 00°27'28" E, 549.00 feet to the Point of Beginning;

- 1. Thence S 00° 27' 28" E, 14.00 feet;
- 2. Thence N 89° 40' 01" W, 586.96 feet;
- 3. Thence N 00° 01' 03" E, 14.00 feet;
- 4. Thence S 89° 40' 01" E, 586.85 feet to the Point of Beginning.

Said parcel contains 0.189 acres more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

AND ALSO:

Parcel B:

The multi-purpose easement is located in a tract of land situated in the NW 1/4 of the NE 1/4 of Section 8 and the SW 1/4 of the SE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Book 4039, Page 145 in the records in the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

Commencing at the E 1/16 corner common to Sections 5 and 8, Township 1 South, Range 1 West of the Ute Meridian and considering the north line of the NW 1/4 of the NE 1/4 of said Section 8 to bear N 89° 57' 12" E, with all other bearings herein relative thereto, thence

N 00°01'19" E, 294.72 feet to the Point of Beginning;

1. Thence N 00° 01' 19" E, 16.78 feet;
2. Thence N 56° 31' 51" W, 29.94 feet;
3. Thence S 02° 25' 07" W, 16.34 feet;
4. Thence S 56° 31' 51" E, 30.76 feet to the Point of Beginning.

Easement as described above contains 0.010 acres 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 utility construction and repair machinery, the said Grantor hereby covenants 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 it has good title to the aforescribed 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.

Executed and delivered this 2 day of Jan., 2007.

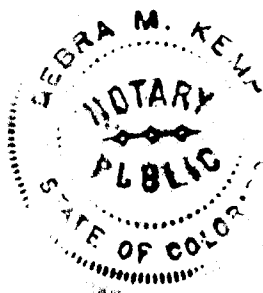
Knowles Enterprises LLC,
A Colorado Limited Liability Company

[Signature]
Mike T. Knowles, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 2007, by Knowles Enterprises LLC, A Colorado Limited Liability Company by Mike T. Knowles, Managing Member.

My commission expires: 3/13/09
Witness my hand and official seal.



[Signature]
Notary Public

1/4 CORNER
SECTIONS 5 AND 8,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
(NO MARKINGS ON CAP)

N89°57'12"E 1328.28'
BASIS OF BEARINGS

E 1/16 CORNER
SECTIONS 5 AND 8,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
DH SURVEY, LS 24306

2945-081-00-112
2381 1/2 RIVER ROAD.
KNOWLES ENTERPRISES LLC.
BOOK 4039, PAGE 145
7.765 ACRES±

2945-081-00-103
TERENCE & CAMILLA HAMMER
BOOK 1691, PAGE 138.
BOOK 3948, PAGE 340.

2945-081-00-113
DANA L. ELFLEIN
& KEN W. NESBITT
BOOK 3611, PAGE 907.

TE: S00°27'28"E 549.00'
S00°27'28"E 1310.56'
S00°27'28"E 563.00'

CONSTRUCTION AND MAINTENANCE
OF ROADWAY SLOPE AND BORROW PITS
BOOK 4039, PAGE 145

MULTI-PURPOSE EASEMENT
BOOK 3858, PAGE 792

14' MULTI-PURPOSE
EASEMENT
0.189 ACRES±

POINT OF
BEGINNING

N00°01'03"E 559.10'
N00°01'03"E 14.00'

S89°40'01"E 586.85'
N89°40'01"W 586.96'

S00°27'28"E
14.00'

747.56'

NE 1/16 CORNER
SECTION 8,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
CALCULATED POSITION
BASED ON 1988
BLM SURVEY.

EXHIBIT A

REDLANDS PARKWAY

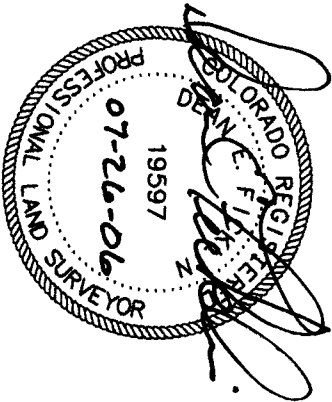
RIGHT-OF-WAY
BOOK 1381, PAGE 578

FEET 60
0
60 FEET



GRAPHIC SCALE

SCALE: 1 INCH = 60 FEET



Dean E. Ficklin
P.L.S., 19597

EXHIBIT B

SE 1/16 CORNER
SECTION 5,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
BLM MONUMENT

1009.81'

S02°25'07"W
16.34'

14' MULTI-PURPOSE
EASEMENT
0.010 ACRES±

N56°31'51"W
29.94'

RIVER ROAD
60' ROAD PETITION EASEMENT
ROAD BOOK 1, PAGE 67

S56°31'51"E
30.76'

N00°01'19"E
16.78'

POINT OF
BEGINNING

N02°25'07"E 328.33'

TIE: N00°01'19"E 294.72'

S00°01'19"W 311.50'

N00°01'19"E 1321.31'

2945-054-00-043
2945-054-00-112
EMMETT & HELEN BONNER
BOOK 2718, PAGE 707
BOOK 3405, PAGE 734

2945-054-044
P & L PROPERTIES LLC
BOOK 3483, PAGE 773
BOOK 3889, PAGE 612

1/4 CORNER
SECTIONS 5 AND 8,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
(NO MARKINGS ON CAP)

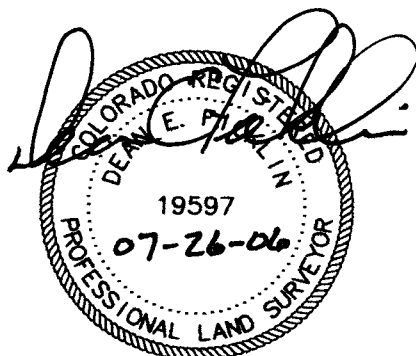
N89°57'12"E 543.57'

N89°57'12"E 1328.28'
BASIS OF BEARINGS

2945-081-00-112
2381 1/2 RIVER ROAD.
KNOWLES ENTERPRISES LLC.
BOOK 4039, PAGE 145
7.765 ACRES±

E 1/16 CORNER
SECTIONS 5 AND 8,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN.
DH SURVEY, LS 24306

S00°27'28"E 563.00'



Dean E. Ficklin
P.L.S., 19597

N



FEET 60 0 60 FEET



GRAPHIC SCALE

SCALE: 1 INCH = 60 FEET