

KNO07RVR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	KNOWLES ENTERPRISES, LLC.
PURPOSE:	MULTIPURPOSE ACCESS EASEMENT
ADDRESS:	2381 ½ RIVER ROAD
PARCEL #:	2945-081-00-112
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**DEED OF EASEMENT**

THIS DEED OF EASEMENT, Made this 2<sup>ND</sup> day of JANUARY, 2007, between KNOWLES ENTERPRISES, LLC, P.O. Box 41017, Grand Junction, CO 81505(Grantors herein) and THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, 250 North 5<sup>th</sup> Street, Grand Junction, CO 81501 (Grantee herein):

In exchange for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledge, Grantors hereby grant and convey to Grantee, its successors and assigns forever, perpetual, a non-exclusive easement in, over, upon, through and under Grantors parcel situated in the SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 5 and the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 8, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4039, Page 145 and being more particularly described as follows:

Beginning 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<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of said Section 8 to bear N 89° 57' 12" E, with all other bearings herein relative thereto;

- 1. Thence N 00° 01' 19" E, 311.50 feet;
- 2. Thence N 56° 31' 51" W, 29.94 feet;
- 3. Thence S 02° 25' 07" W, 328.33 feet;
- 4. Thence N 89° 57' 12" E, 38.710 feet to the Point of Beginning.

Easement as described above contains 0.235 acres more or less.

A drawing depicting the above is attached hereto as Exhibit A.

The easement is granted for the use of the public and public providers, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. The easement include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. The easement shall not be burdened nor overburdened by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, the Grantors have caused their names to be hereto subscribed the day and year first above written.

GRANTOR:

By: Mike T. Knowles  
KNOWLES ENTERPRISES, LLC  
Mike T. Knowles, Managing Director

State of Colorado )  
                          ) ss.  
County of Mesa    )

The foregoing instrument was acknowledge before me this 2<sup>nd</sup> day of JANUARY, 2007, by Mike T. Knowles.

Witness my hand and official seal.

My commission expires 3/13/09



Debra M. Kemp  
Notary Public

EXHIBIT A

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

1009.81'

N56°31'51"W  
29.94'

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

ACCESS EASEMENT  
0.235 ACRES±

S02°25'07"W 328.33'  
N00°01'19"E 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 1328.28'  
BASIS OF BEARINGS

N89°57'12"E 543.57'

N89°57'12"E  
38.71'

POINT OF  
BEGINNING

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±

S00°27'28"E  
563.00'

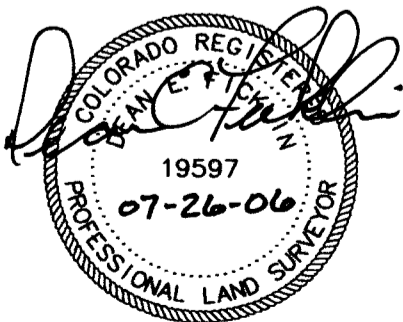
N



FEET 60 0 60 FEET

**GRAPHIC SCALE**

SCALE: 1 INCH = 60 FEET



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