

KOL06FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	EDWARD L. KOLB AND RAEHEL G. KOLB
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES FOR RANCHMAN'S DITCH PROJECT
ADDRESS:	2463 F ROAD
PARCEL NO:	2945-091-13-004
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

RECEPTION #: 2354657, BK 4318 PG 840 12/19/2006 at
04:45:00 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Edward L. Kolb and Raechel G. Kolb, as joint tenants, Grantors, whose address is P.O. Box 4968, Grand Junction, CO, 81502, for and in consideration of the sum of Four Thousand Seventeen and 00/100 Dollars (\$4,017.00) the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 parcel of land, to wit:

A certain perpetual multi - purpose easement located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 9, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of Lot 4, Jacobs Commercial Subdivision, recorded in Plat Book 12, Page 453 of the Mesa County, Colorado public records and assuming the North line of said Lot 4 to bear N89°50'55"E with all bearings contained herein relative thereto; thence S00°02'36"W along the East line of said Lot 4 a distance of 13.00 feet to a point on the South line of that certain 33.00 foot right of way described in Book 14, Page 466 of the Mesa County, Colorado public records and the Point of Beginning, thence S00°02'36"W continuing along the East line of said Lot 4 a distance of 7.00 feet; thence S89°50'55"W a distance of 191.31 feet to a point on the Easterly line of an existing 10" Utility Easement shown on the plat of said Jacobs Commercial Subdivision; thence N00°03'47"E a distance of 7.00 feet returning to the south line of said 33.00 foot right of way; thence N89°50'55"E along the South line of said 33.00 foot right of way a distance of 191.31 feet to the Point of Beginning;

Said parcel contains 1,339.00 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. Grantor reserves the right to use and occupy the real property burdened by these Easements 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 Easements 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 Easements. 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. The Multi-Purpose Easement will not preclude any future access at the Northeast corner of parcel, subject to all Development codes and processes in place at the time any new driveway may be desired.

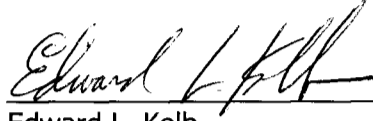
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

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

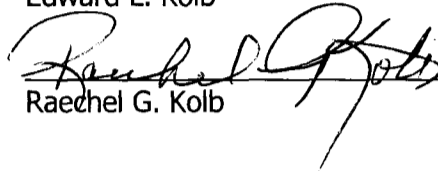
forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

4. Except in exigent circumstances, if a Temporary Construction Easement is required to perform replacement or excavation work, new terms will be negotiated with the property owner at that time.

Executed and delivered this 19 day of December, 2006.



Edward L. Kolb



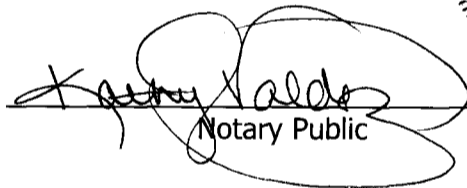
Raechel G. Kolb

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of December, 2006 by Edward L. Kolb and Raechel G. Kolb, as joint tenants.

My commission expires 11-17-08.

Witness my hand and official seal.


Notary Public

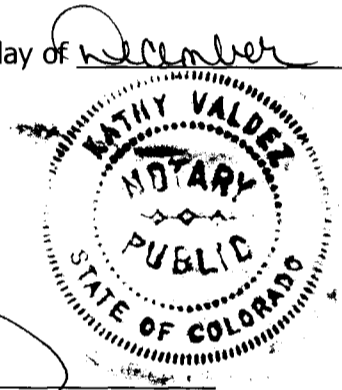
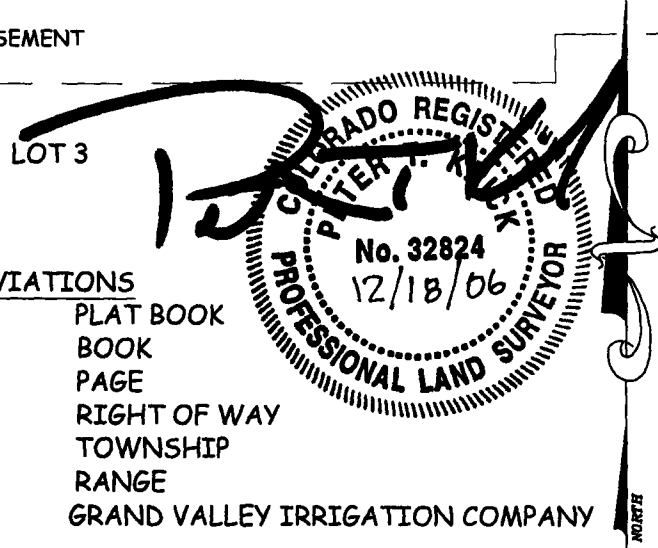
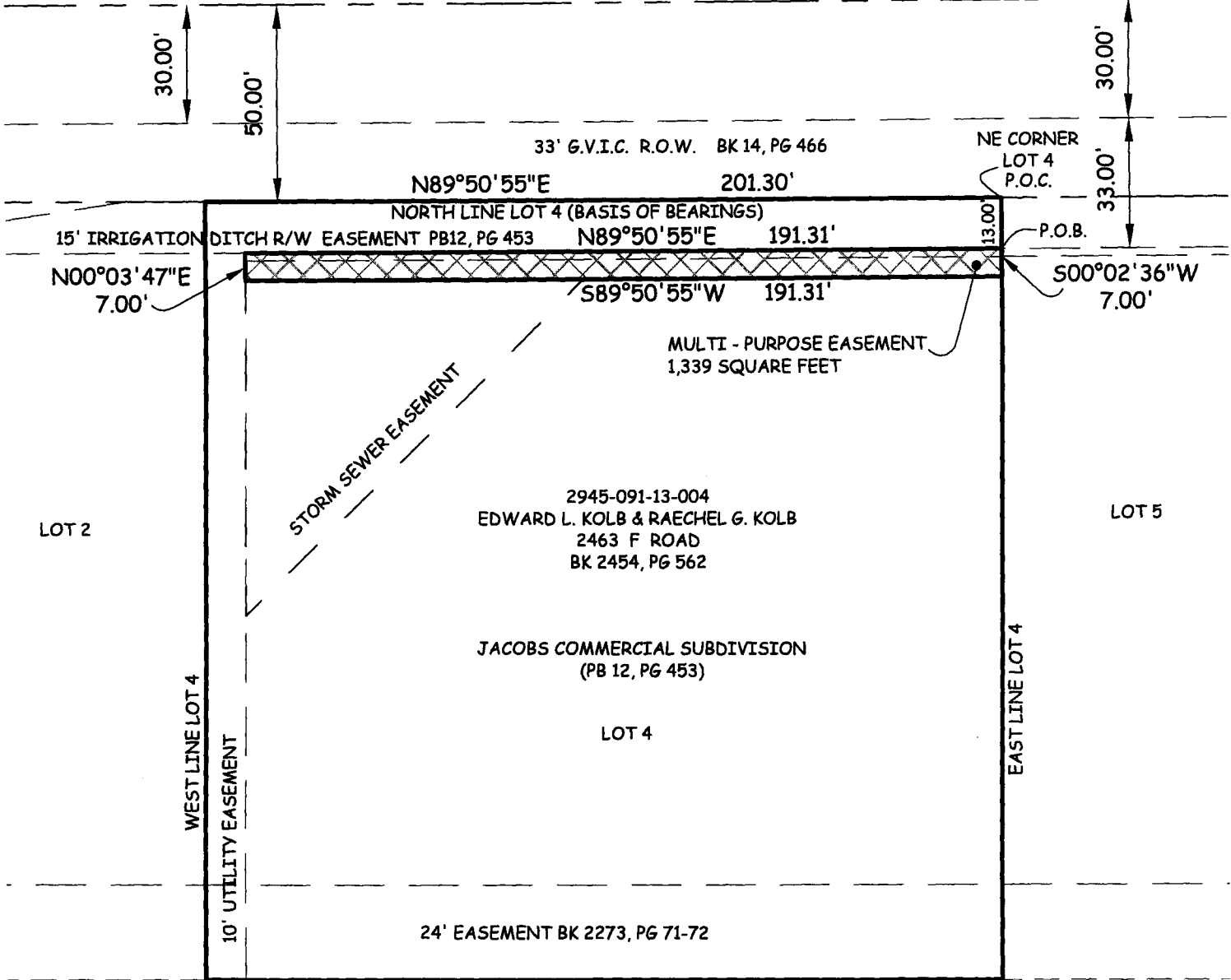


EXHIBIT "A"

PATTERSON ROAD (F ROAD)

NORTH LINE SECTION 9, TWP 15, RGE 1W



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.

ABBREVIATIONS

- P.B. PLAT BOOK
- BK BOOK
- PG PAGE
- R.O.W. RIGHT OF WAY
- TWP. TOWNSHIP
- RGE. RANGE
- G.V.I.C. GRAND VALLEY IRRIGATION COMPANY

DRAWN BY: T.L.P.
 DATE: 12-18-06
 SCALE: 1" = 40'
 APPR. BY: P.T.K.

**RANCMANS DITCH DIVERSION
 MULTI - PURPOSE EASEMENT**

KOLB (2945-091-13-004)

CITY OF
Grand Junction
 COLORADO