

LAU98IRS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: HANS E. BRUTSCHE, PRESIDENT LAUGHING WATERS,  
LLP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: EASEMENT FOR LOT 1, BLOCK  
1 AND LOT 1 BLOCK 2, INDEPENDENCE RANCH SUBDIVISION, FILING NO. 3 TRACT A

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1844248 05/01/98 0353PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT


Laughing Waters, LLP, a Colorado limited liability partnership, 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 of Grantee and the public utilities, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but limited to, electric lines, cable TV lines, natural gas lines, sanitary sewer lines, water lines and telephone lines, and also for the installation, maintenance, repair and replacement of traffic control facilities, street lighting, street trees and grade structures, on, along, over, under, through and across the following described real property, to wit:

Commencing at the Northeast Corner of Tract A of Independence Ranch Subdivision Filing 2, situate in the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 11 South, Range 101 West of the Sixth Principal Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 51 and 52 in the office of the Mesa County Clerk and Recorder;  
thence S 00°00'00" W along the east boundary line of said Tract A a distance of 604.53 feet to a point;  
thence S 44°08'15" W along the southeasterly boundary line of said Tract A a distance of 3.23 feet to the True Point of Beginning;  
thence S 44°08'15" W along the southeasterly boundary line of said Tract A a distance of 20.20 feet to the south boundary line of said Tract A;  
thence N 90°00'00" W along the south boundary line of said Tract A a distance of 11.94 feet to the southwest corner of said Tract A;  
thence N 17°55'23" W along the southwesterly boundary line of said Tract A a distance of 15.24 feet;  
thence leaving the southwesterly boundary line of said Trace A, N 90°00'00" E a distance of 30.70 feet to the Point of Beginning, containing 309.15 square feet as described herein and depicted on Exhibit "A" attached hereto.

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 as may be required to permit the operation of standard utility construction and repair machinery, the said Grantor hereby covenanting 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 17<sup>th</sup> day of April, 1998.

Laughing Waters, LLP,  
a Colorado limited liability partnership

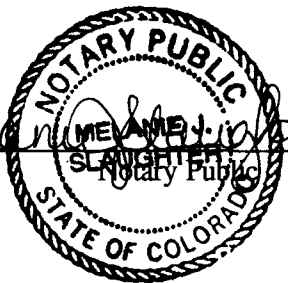

  
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Hans E. Brutsche, President

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 1998, by Hans E. Brutsche as President of Laughing Waters, LLP, a Colorado limited liability partnership.

My commission expires: 2/1/99

Witness my hand and official seal.

  
  
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Melinda J. Brutsche  
Notary Public  
STATE OF COLORADO

