

LIN06NTH

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	LINCOLN LEIGH LIMITED
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES
ADDRESS:	2850 NORTH AVENUE
PARCEL NO:	2943-074-00-076
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2319323 BK 4165 PG 755-757
05/26/2006 03:36 PM
Janice Ward CLK&REC Mesa County
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

LINCOLN LEIGH LIMITED, a Colorado S-Corporation, 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 granted and conveyed, and by these presents does 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, 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 multi-purpose easement across a parcel of land situated in the SW¼ SE¼ Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; said easement being more particularly described as follows:

Commencing at the South ¼ corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian (being a steel rod) and when aligned with the Center-South 1/16 corner of said Section 7 (being a Mesa County Survey Marker) is assumed to bear N00°00'00"W and all bearings contained herein to be relative thereto; thence N00°00'00"W 55.0 feet; thence S89°46'46"E 33.00 feet to the point of beginning and East right of way of 28 ½ Road; thence along said right of N00°00'00"W 125.00 feet; thence leaving said right of way S89°46'46"E 1.50 feet; thence S00°00'00"W 126.00 feet; thence S89°46'46"E 97.50 feet; thence S00°00'00"E 4.00 feet to the North right of way of North Avenue; thence along said right of way N89°46'46"W 94.00 feet; thence N44°53'23"W 7.08 feet to the point of beginning, City of Grand Junction, Mesa County, Colorado.

Contains 0.01 acres 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 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 covenanting 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 Grantor has good title to the aforescribed premises; 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 26th day of May, 2006.

Lincoln Leigh Limited
a Colorado S-Corporation

By 
Lincoln Hunt, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26th day of May, 2006, by Lincoln Hunt, as President for Lincoln Leigh Limited, a Colorado S-Corporation.

My commission expires: 10/29/2009
Witness my hand and official seal.



Gayleen Henderson

Notary Public

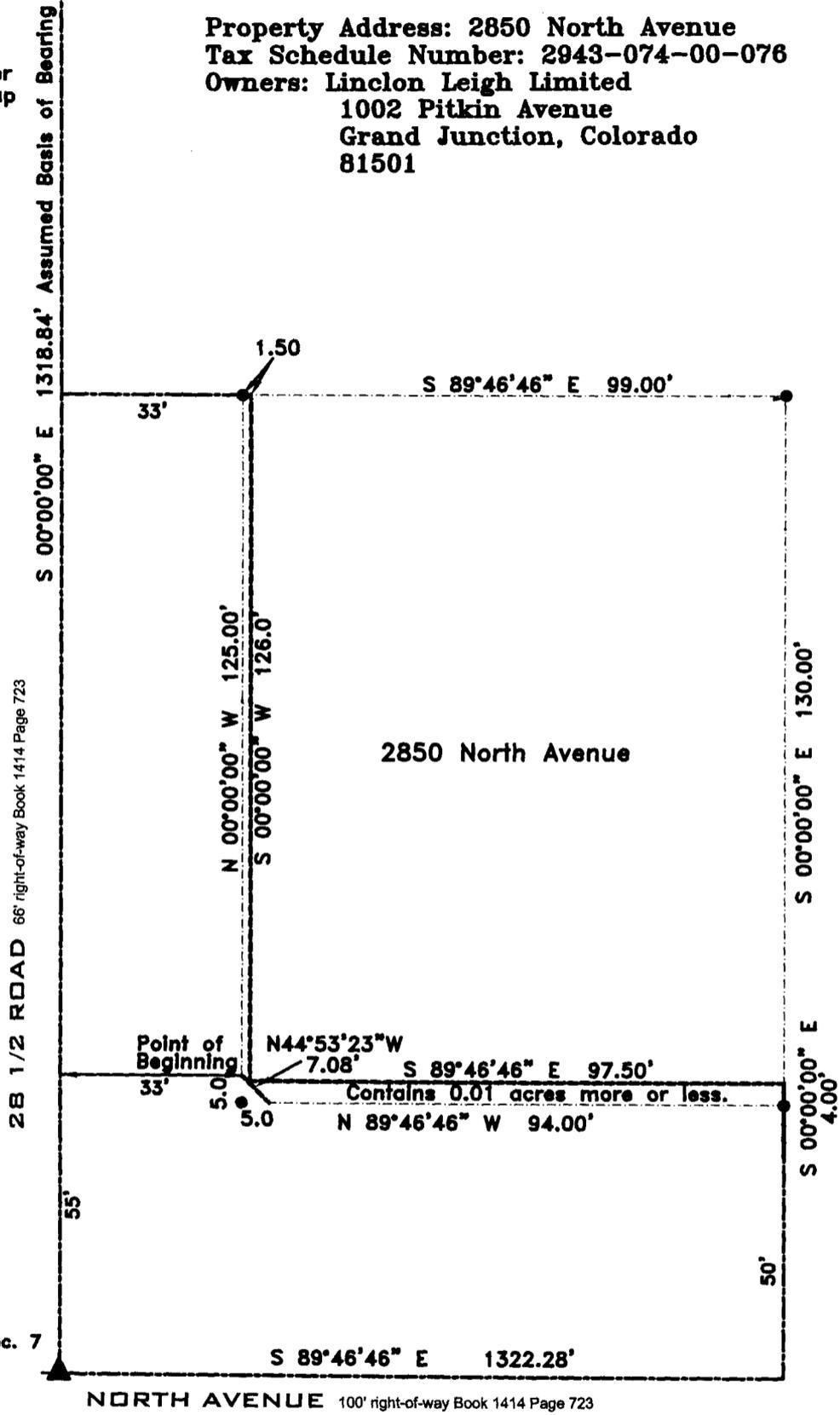
Found MCSM No. 598
C-S 1/16 Corner Sec. 7
T1S, R1E U.M.

EXHIBIT A

Scale 1"=30'

- = Found Number 5 Rebar and Cap Monument PLS 24943"

Property Address: 2850 North Avenue
 Tax Schedule Number: 2943-074-00-076
 Owners: Linclon Leigh Limited
 1002 Pitkin Avenue
 Grand Junction, Colorado
 81501



Found Steel Rod
S 1/4 Corner Sec. 7
T1S, R1E U.M.



Monument Surveying Co.
 741 Rood Ave.
 Grand Junction, CO 81501
 245-4189 | 4/10/08
 Multipurpose Esmt.
 2850 North Avenue