

MCL08RIV

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	MCCALLIN REAL ESTATE, LLC.
PURPOSE:	TIMBERLINE STEEL STORAGE YARD
ADDRESS:	2189 RIVER ROAD
FILE#:	SPR-2007-275
TAX PARCEL NO.:	2697-364-10-006 AND 2697-364-10-007
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

McCallin Real Estate, LLC, a Colorado Limited Liability Company, Grantor, whose address is 6301 Dexter Street, Commerce City, Colorado 80022, 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, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and 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 tract of land situated in the Southeast Quarter of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the South Sixteenth Corner on the East line of Section 36 Township 1 North, Range 2 West, of the Ute Meridian from whence the South Quarter Corner of said Section 31 bears S 63°27'38" E a distance of 2947.76 feet; thence S 3°11'12" W a distance of 178.68 feet to the Point of Beginning, said point being on the Southerly right of way for River Road; thence along said Southerly right of way N 56°21'21" W a distance of 620.49 feet to a point on the Easterly right of way for Railhead Circle as recorded in Book 921 at Page 924 of the Mesa County Clerk and Recorder's Office; thence along said right of way S 63°20'26" W a distance of 333.84 feet; thence leaving said right of way S 56°30'39" E a distance of 23.06 feet; thence N 63°20'26" E a distance of 304.99 feet; thence S 56°21'21" E a distance of 611.61 feet; thence N 33°53'57" E a distance of 25.00 feet to the Point of Beginning.

Said tract of land contains 21,790 square feet 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 this Easement 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 Easement 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 Easement. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in easement areas.

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. Grantor hereby covenants with Grantee it has good title to the herein described 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 day of April, 2008.

McCallin Real Estate, LLC
a Colorado Limited Liability Company

By Brian E. McCallin
Brian E. McCallin, Managing Director

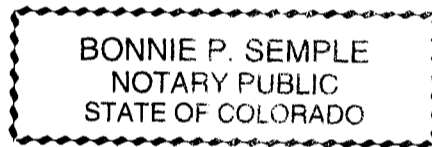
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of April, 2008, by Brian E. McCallin, Managing Director, McCallin Real Estate, LLC, a Colorado Limited Liability Company.

My commission expires: 12-28-2011

Witness my hand and official seal.

Bonnie P. Semple
Notary Public



My Commission Expires 12/28/2011

EXHIBIT "A"



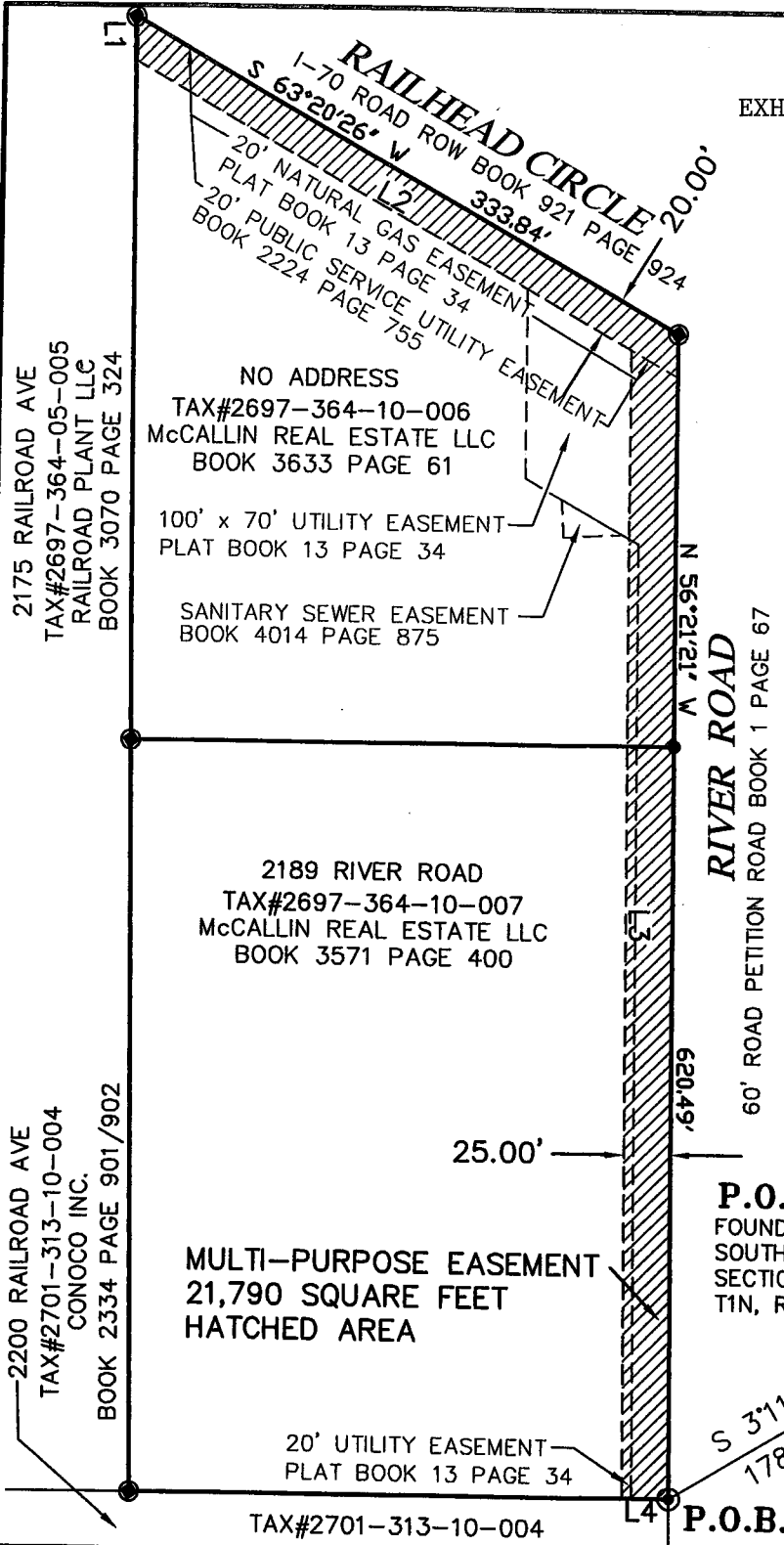
GRAPHIC SCALE:
1"=100'



LEGEND:

- FOUND MESA COUNTY SURVEY MONUMENT ●
- FOUND No. 5 REBAR PLS 38026 ○
- FOUND No. 5 REBAR PLS 18469 ●
- RECOVERED No. 5 REBAR PLS 37904 ●

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.06	S56°30'39"E
L2	304.99	N63°20'26"E
L3	611.61	S56°21'21"E
L4	25.00	N33°53'57"E
L5	2947.76	S63°27'38"E



FOUND MCSM
No. 292-1
SOUTH 1/4
SECTION 31
T1N, R2W, UTE PM

LEGAL DESCRIPTION SKETCH
SITUATED IN THE SE ¼ SECTION 36, T1N, R2W, UTE PM
GRAND JUNCTION, MESA COUNTY, COLORADO

2189 RIVER ROAD

TAX#'S 2697-364-10-006&007 | OWNER: McCALLIN REAL ESTATE LLC

CLIENT: Vortex JOB #: 2007056 FIELD WORK: JT
DATE: 11/13/07 DRAWING NAME: 056BASE DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
695 36 ROAD
PALISADE, CO 81526
PHONE (970)986-0522