

MES07COM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	MESA MOTORS, INC.
PURPOSE:	PERPETUAL MULTI-PURPOSE UTILITY
ADDRESS:	587 NORTH COMMERCIAL DRIVE
PARCEL NO:	2945-102-13-015
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
 City of Grand Junction  
 Real Estate Division  
 250 North 5<sup>th</sup> Street  
 Grand Junction, CO 81501

RECEPTION #: 2389148, BK 4462 PG 924 07/03/2007 at  
 04:19:07 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc  
 Code: EASEMENT  
 Janice Rich, Mesa County, CO CLERK AND RECORDER

### GRANT OF MULTI-PURPOSE EASEMENT

Mesa Motors, Inc., a Colorado 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 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 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 premises, to wit:

A tract of land situated in the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being the East 14.00 feet of Lot 14 Block 2 of Westgate Park Subdivision as recorded in Plat Book 12 at Page 134 of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

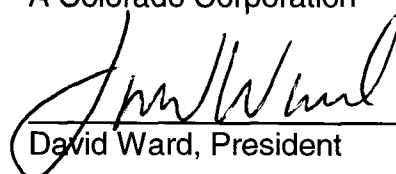
Beginning at the Southeast corner of said Lot 14 Block 2 Westgate Park Subdivision, thence S89°57'47"W a distance of 14.00 feet; thence N0°03'11"W a distance of 49.77 feet; thence N89°58'53"E a distance of 14.00 feet to the West right of way for North Commercial Drive; thence along said right of way S0°03'11"E a distance of 49.77 feet to the POINT OF BEGINNING.

Said Easement contains 697 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 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 covenants 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 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 27<sup>th</sup> day of JUNE, 2007.

Mesa Motors, Inc.  
 A Colorado Corporation

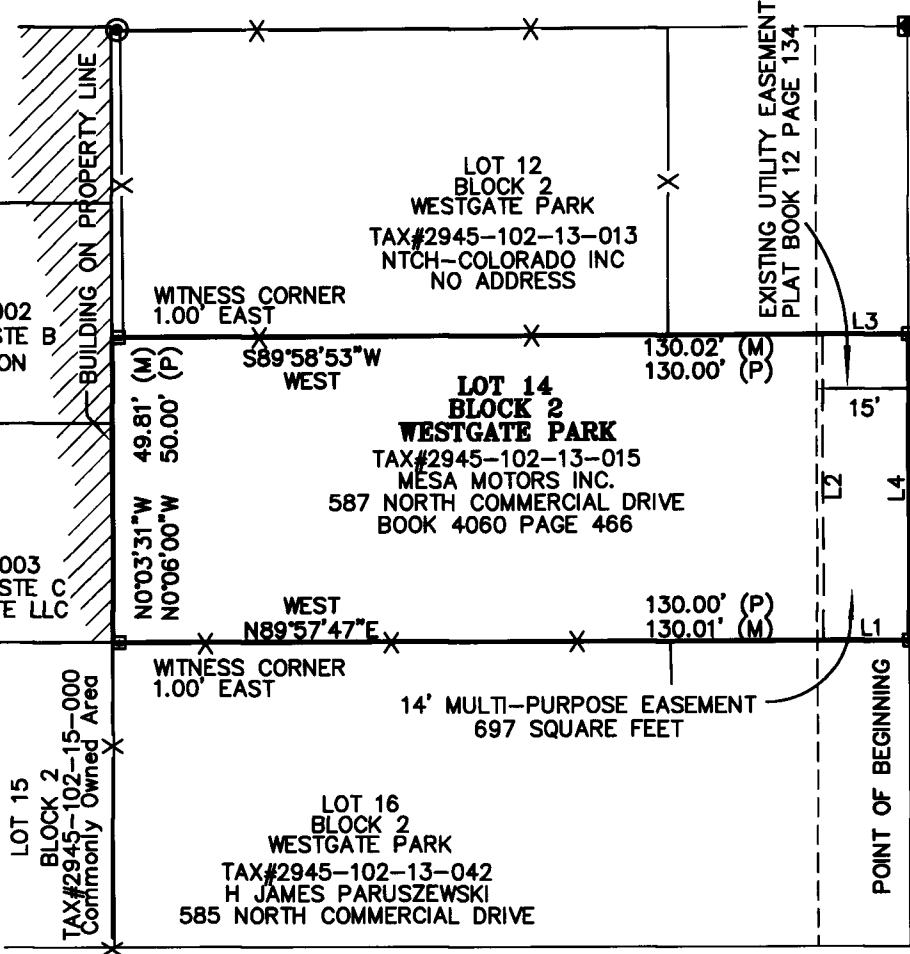
  
 David Ward, President



NORTH WESTGATE CONDOMINIUMS

UNIT B  
TAX#2945-102-15-002  
590 N WESTGATE DR STE B  
RANDALL M THOMPSON

UNIT C  
TAX#2945-102-15-003  
590 N WESTGATE DR STE C  
HARWARD REAL ESTATE LLC



NORTH COMMERCIAL DRIVE  
60' RIGHT-OF-WAY  
PLAT BOOK 12 PAGE 134

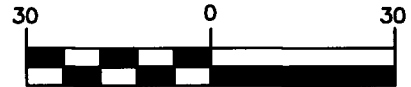
**LINE TABLE**

NUM	BEARING	DISTANCE
L1	S89°57'47"W	14.00'
L2	N0°03'11"W	49.77'
L3	N89°58'53"E	14.00'
L4	S0°03'11"E	49.77'



**GRAPHIC SCALE:**

1"=30'



**LEGEND:**

- FOUND #5 REBAR WITH PLASTIC CAP LS 30111
- FOUND #5 REBAR WITH ALUMINUM CAP LS 12085
- ▣ RECOVERED #5 REBAR AND ALUMINUM CAP LS 37904
- (M) MEASURED BEARING AND DISTANCE
- (P) PLAT BEARING AND DISTANCE
- X— CHAIN LINK FENCE

**LEGAL DESCRIPTION SKETCH**

SITUATED IN THE NW 1/4 NW 1/4 SECTION 10, T 1 S, R 1 W, UTE P.M.

**587 NORTH COMMERCIAL DRIVE**

TAX # 2945-102-13-015 OWNER: MESA MOTORS INC.

CLIENT: MJB Inc. JOB #: 2005077 FIELD WORK: PWC  
DATE: 6/12/06 DRAWING NAME: LEGAL DRAWN BY: PWC

**POLARIS SURVEYING**

PATRICK W. CLICK P.L.S. No. 37904

695 36 ROAD  
PALISADE, CO 81526  
PHONE (970)986-0522  
FAX (970)464-7569