

MJB06787

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	MJB CONSTRUCTION, INC.
PURPOSE:	MULTI-PURPOSE EASEMENT
ADDRESS:	787 22 ROAD
PARCEL NO:	2697-361-00-050
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 5<sup>th</sup> Street  
Grand Junction, CO 81501

2321172 BK 4174 PG 176-178  
06/07/2006 10:42 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

**MJB, 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 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 tract of land situated in the Northeast Quarter of the Northeast 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 Northeast Corner of said Section 36 from whence the North Sixteenth Corner on the East line of said Section 36 bears S00°09'00"E a distance of 1320.09 feet; thence S00°09'00"E a distance of 493.00 feet along said East line of Section 36; thence S89°52'31"W a distance of 30.00 feet to the West right-of-way line of 22 Road to the POINT OF BEGINNING; thence along said West right-of-way S00°09'00"E a distance of 149.94 feet; thence leaving said right-of-way N90°00'00"W a distance of 14.00 feet; thence N00°09'00"W a distance of 149.91 feet; thence N89°52'31"E a distance of 14.00 feet to the POINT OF BEGINNING,

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 5<sup>TH</sup> day of JUNE, 2006.

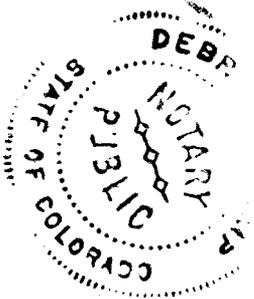
MJB Construction, Inc.,  
A Colorado Corporation

By   
Myron Barker, President

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2006, by MJB Construction, Inc., a Colorado Corporation, by Myron Barker, President.

My commission expires: 3/13/09  
Witness my hand and official seal.



Debra M. Kemp  
Notary Public

