

MNB07RAN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	MNB, LLC. (MICHAEL BLACKBURN)
PURPOSE:	RANCHMANS DITCH DIVERSION
ADDRESS:	2515 PATTERSON ROAD
TAX PARCEL NO.:	2945-102-00-119
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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

RECEPTION # 2358715, BK 4334 PG 317 01/16/2007 at  
01:59:00 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

**MNB, a Colorado limited liability company, Grantor**, for and in consideration of the sum of Nine Thousand Seven Hundred Seventy-Five and 00/100 Dollars (\$9,775.00) 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 parcel of land, to wit:

A certain perpetual multi-purpose easement located in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South 9.00 feet of the North 22.00 feet of that certain parcel of land described in Book 2245, Pages 736-738 of the Mesa County, Colorado public records. The North line of said South 9.00 feet being the South line of that certain 33.00 foot right of way described in Book 14, Page 466 of the Mesa County, Colorado public records.

Said parcel contains 3,910.00 square feet, 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 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. Grantor shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted including, but not limited to ingress and egress to the remainder of Grantor's remaining property as depicted upon Exhibit A, and Grantor's business signage; provided, however, that Grantor hereby covenants with Grantee that the Easement areas 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 area.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly 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 these Easements; 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 3<sup>rd</sup> day of January, 2008. 7

MNB, LLC  
a Colorado limited liability company

By: Michael W. Blackburn  
Michael W. Blackburn, Manager

By: Dyann Pappas Blackburn  
Dyann Pappas Blackburn, Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of January, 2008 by Michael W. Blackburn, Manager and Dyann Pappas Blackburn, Manager of MNB, LLC, a Colorado limited liability company.

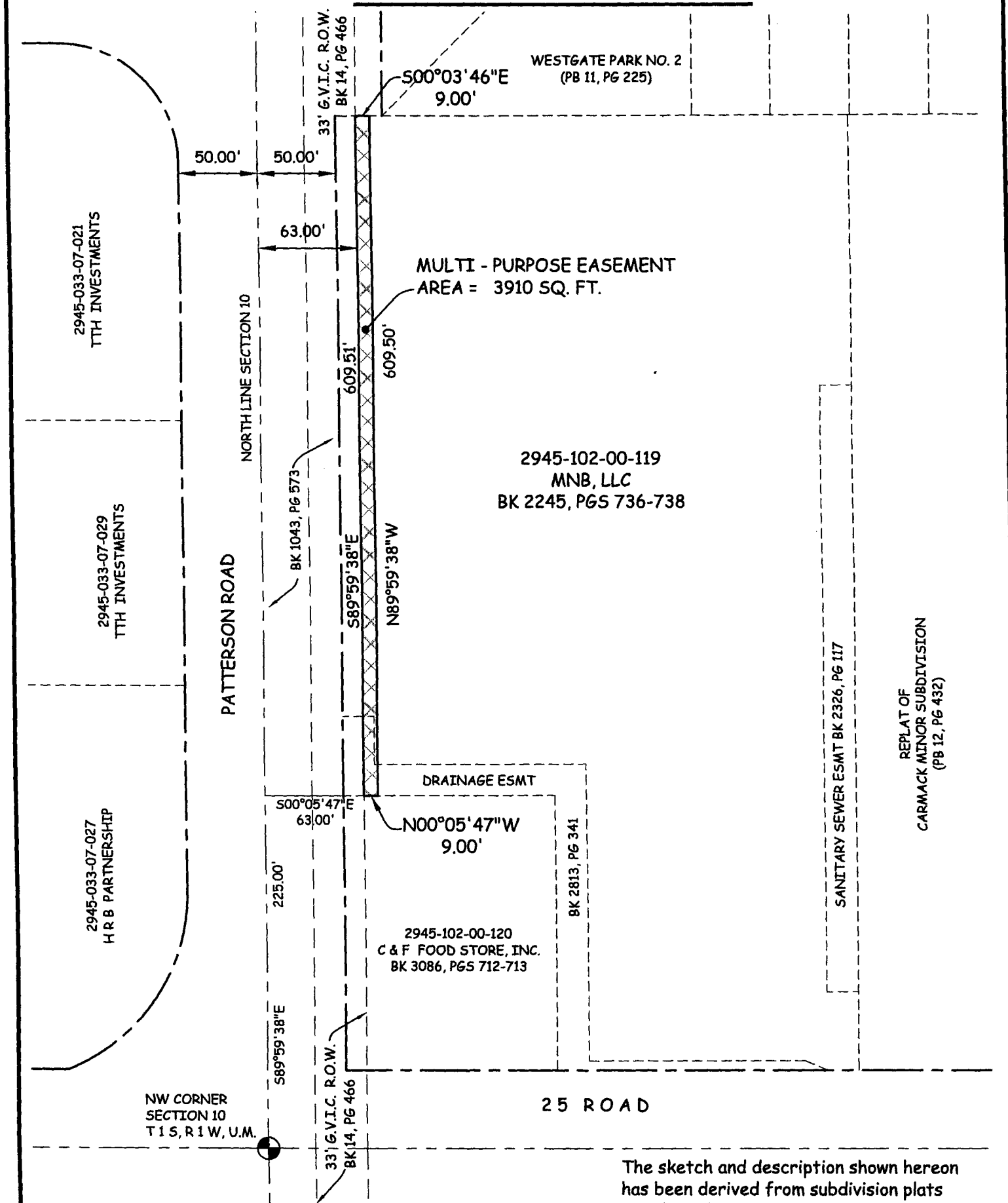
My commission expires 8/29/10.

Witness my hand and official seal.



[Signature]  
Notary Public

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: T.L.P.  
 DATE: 6-15-06  
 SCALE: 1" = 80'  
 APPR. BY: P.T.K.

**RANCHMANS DITCH DIVERSION  
 MULTI - PURPOSE EASEMENT**

**MNB (2945-102-00-119)**

CITY OF  
**Grand Junction**  
 COLORADO