

MSA02BNT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: THE TRUSTEES OF STATE COLLEGES IN COLORADO, MESA COLLEGE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):

1040 BUNTING AV-LOT 24-BLOCK 1- McMULLIN/GORMLEY SUB.
1310 HOUSTON AV-LOT 25-BLOCK 1- McMULLIN/GORMLEY SUB.

PARCEL NO.: 2945-114-21-927
2945-114-21-924

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

Book 3163 PAGE 734
2078505 09/27/02 0345PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF PUBLIC UTILITIES EASEMENT

The Trustees of State Colleges in Colorado, Grantor, for good and valuable consideration, 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, an Easement for the installation, operation, maintenance, repair and replacement of public utilities and appurtenances related thereto, including, but not limited to, electric lines, telecommunications lines, natural gas pipelines, sanitary sewer lines, storm sewers and water lines, together with the right of ingress for workers and equipment, on, along, over, under, through and across the following described real property, to wit:

Beginning at the Southwest Corner of Lot 24, Block 1 of McMullin & Gormley Subdivision, situate in the Southeast ¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 6 at Page 3 in the office of the Mesa County Clerk and Recorder;
thence N 89°56'34" W along the South boundary line of said Block 1 a distance of 20.00 feet to the Southeast Corner of Lot 25 of said Block 1;
thence along the East line of the West ½ of said Block 1, N 00°02'17" E a distance of 296.84 feet;
thence leaving said line, N 89°41'43" E a distance of 20.00 feet to the Southwest Corner of the North 4.50 feet of Lot 13 of said Block 1;
thence along the West line of the East ½ of said Block 1, S 00°02'17" W a distance of 296.97 feet to the Point of Beginning.

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, 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 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.

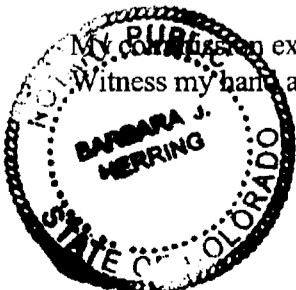
Executed and delivered this 24th day of September, 2002.

The Trustees of State Colleges in Colorado: for and on behalf of Mesa State College

By: [Signature]
Name: John Fitzgibbon
Title: Vice President of Financial and Administrative Services

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of September, 2002, by Barbara J. Herring as Administrative Assistant for Mesa State College for and on behalf of the Trustees of State Colleges in Colorado.



[Signature]
Notary Public