

ODA04RIV

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	BUCK AND YO ODA
PURPOSE: PUBLIC UTILITIES	INGRESS AND EGRESS FOR THE USE OF
ADDRESS:	2543 RIVER ROAD
PARCEL NO:	2945-152-38-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2171216 BK 3585 PG 748-749
01/08/2004 11:57 AM
Janice Ward CLKAFED Mesa County
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Buck S. Oda and Yo Oda, Grantors, for and in consideration of the sum of Two Thousand Four Hundred Ninety-Two and 25/100 Dollars (\$2,492.25), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said point being a 3 inch aluminum BLM disc set in concrete, and considering the North line of the SE 1/4 NW 1/4 of said Section 15 to bear S 89°58'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, said line also being the South line of High Country Business Park, as same is recorded in Plat Book 13, Page 271, Public Records of Mesa County, Colorado, a distance of 555.90 feet to the POINT OF BEGINNING;
thence from said Point of Beginning, continue S 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, a distance of 18.49 feet;
thence S 40°45'35" E a distance of 230.96 feet;
thence S 46°18'28" W a distance of 14.02 feet;
thence N 40°45'35" W a distance of 243.76 feet, more or less, to the Point of Beginning.
CONTAINING 0.076 Acres (3,323 Sq.Ft.), 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 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 Grantors 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 Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 2nd day of January, 2004.

Buck S. Oda
Buck S. Oda

Yo Oda
Yo Oda

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 2004,
by Buck S. Oda and Yo Oda.

My commission expires 5/11/2006.
Witness my hand and official seal.

Tim Woodmansee
Notary Public

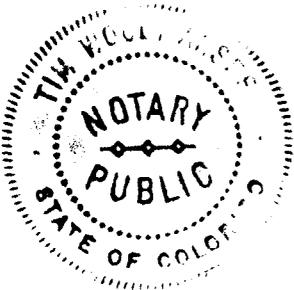
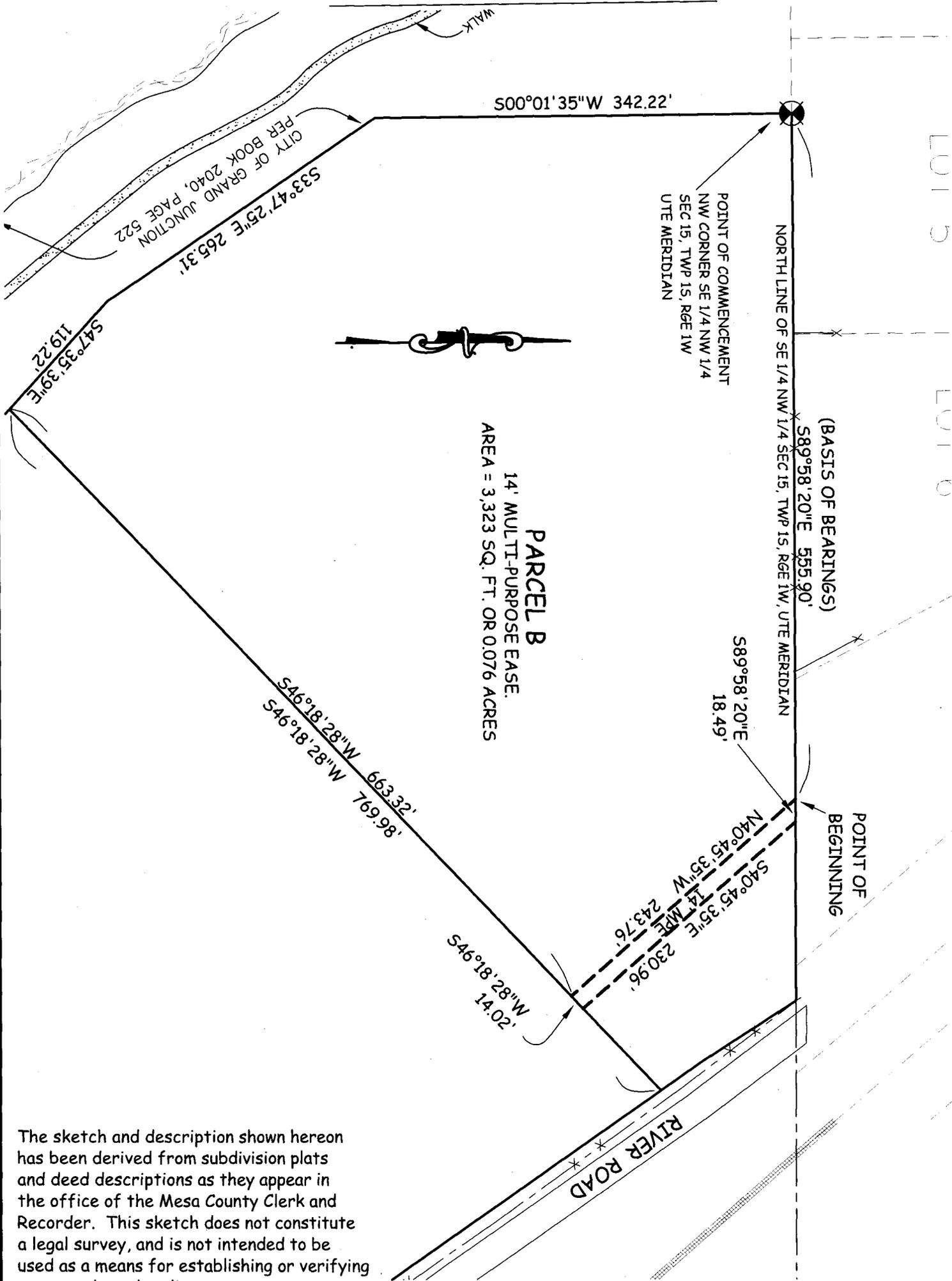


EXHIBIT "A"



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: P.I.K.
 DATE: 12-01-2003
 SCALE: 1" = 100'
 APPR. BY: TW

BUCK S. AND YO ODA
 RIGHT-OF-WAY DESCRIPTION MAP
 14' MULTI-PURPOSE EASEMENT

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
 CITY OF GRAND JUNCTION