

PML09ERD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (UTILITY, INGRESS/EGRESS)
NAME OF PROPERTY OWNER OR GRANTOR:	PIONEER MEADOWS, LLC.
PURPOSE:	PIONEER MEADOWS SIMPLE SUBDIVISION
ADDRESS:	3126, 3134, 3136 E ROAD
TAX PARCEL NO.:	2943-103-00-056 2943-103-00-109 2943-103-00-110
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**GRANT OF UTILITY AND INGRESS/EGRESS EASEMENT**

**Pioneer Meadows, LLC a Colorado limited liability company, Grantor, whose address is 811 Traver Trail, Glenwood Springs, Colorado 81601**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other 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**, a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, **and also**; a perpetual Ingress/Egress Easement on, along, over, under, through and across the following described Parcel of land, to wit:

A parcel of land for an ingress / egress / utility easement, situate in the SE 1/4 SW 1/4, Section 10, Township 1 South, Range 1 East of the Ute Meridian and in Lot 3, P M Simple Subdivision, City of Grand Junction, Mesa County, Colorado, described as follows:

That part of said Lot 3 lying south of Lots 1 & 2 and north of the north right-of-way line for E Road as described herein and depicted on **Exhibit "A" and Exhibit "B"** 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. The interest conveyed is a Utility Easement and also; and Ingress/Egress Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by these Easements for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easements 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.

2. Grantee agrees that Grantee's utilization of the Easements and the rights herein conveyed shall be performed with due care using industries best 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 20<sup>th</sup> day of July, 2009.

Pioneer Meadows, LLC,  
a Colorado limited liability company

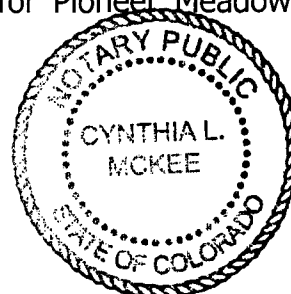
By: [Signature]  
Jason Young, Manager

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2009, by Jason Young, Manager for Pioneer Meadows, LLC, a Colorado limited liability company.

My commission expires 9/2/09.

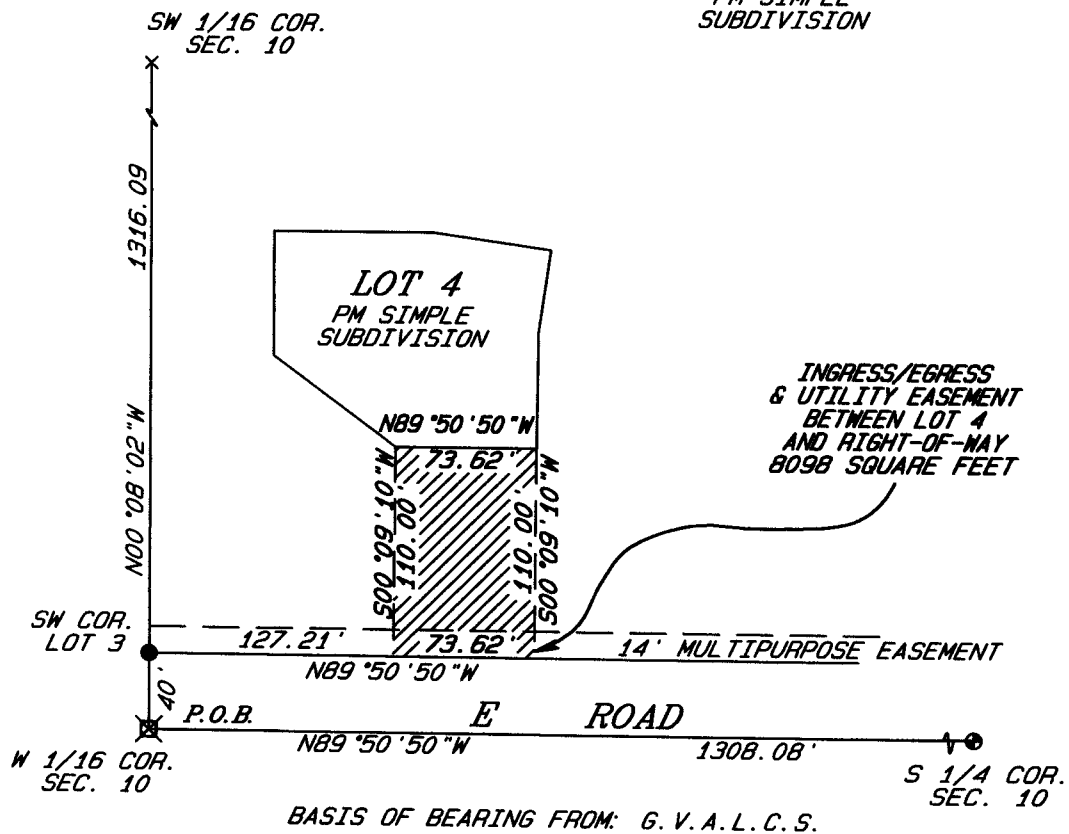
Witness my hand and official seal.



[Signature]  
Cynthia L. McKee  
Notary Public

# EXHIBIT A

LOT 3  
PM SIMPLE  
SUBDIVISION



*mic*

COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR  
MICHAEL W. DRISSEL  
20677  
7-10-09

NOT TO SCALE  
G. V. A. L. C. S. = GRAND VALLEY AREA  
LOCAL COORDINATE SYSTEM

D H SURVEYS, INC.  
970-245-8749  
JOB #1127-08-01

