

POM04HW6

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: NICKY E POMRENKE
AND RENA L POMRENKE – BASSETT FURNITURE DIRECT

PURPOSE: 14-FOOT MULTI-PURPOSE EASEMENT FOR
THE USE OF CITY-APPROVED UTILITIES AND PUBLIC PROVIDERS

ADDRESS: 2581 HWY 6&50, LOT 1, BLOCK 3 SIX AND
FIFTY SUBDIVISION

PARCEL NO: 2945-151-08-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

GRAND OF EASEMENT

2226337 BK 3788 PG 737-739
12/01/2004 08:57 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

Grand of Easement Terms

1(a). The name and address of Grantor is: Nicky E. and Rena L. Pomrenke
526 Lewis Street
Rock Springs, WY 82901

1(b). Grantor's property is legally described as:
Lot 1, Block 3 Six and Fifty Subdivision
City of Grand Junction, County of Mesa
State of Colorado

2. The following described 14-foot Multi-Purpose Easement is hereby granted to the City of Grand Junction, for the use of City-approved Utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilitates, street lightening, landscaping, trees and grade structures.

This easement is described according to the attached Exhibit A - Easement Description.

3. This easement grant is nonexclusive and irrevocable. This easement shall be appurtenant to and shall run with the title of the Grantor Property.

Executed this 22nd day of November, 2004.

By: [Signature]

By: [Signature]

Arizona
STATE OF ~~COLORADO~~)
Maricopa)ss.
COUNTY OF ~~MESA~~.)

This foregoing Grand of Easement was acknowledged before me this 22nd day of November, 2004, by [Signature] or [Signature] Rena L. Pomrenke & Pomrenke

Witness my hand and official seal.
My commission expires: _____

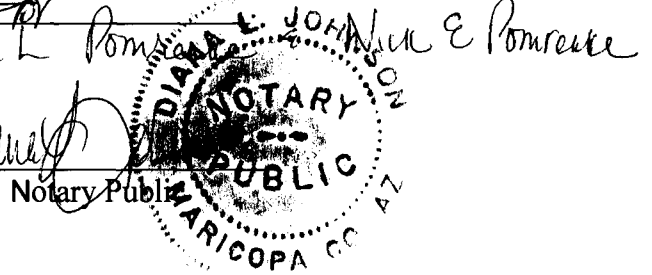
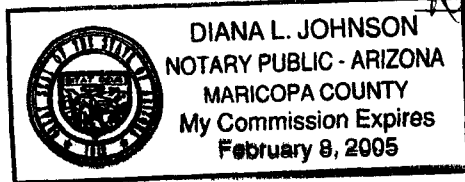
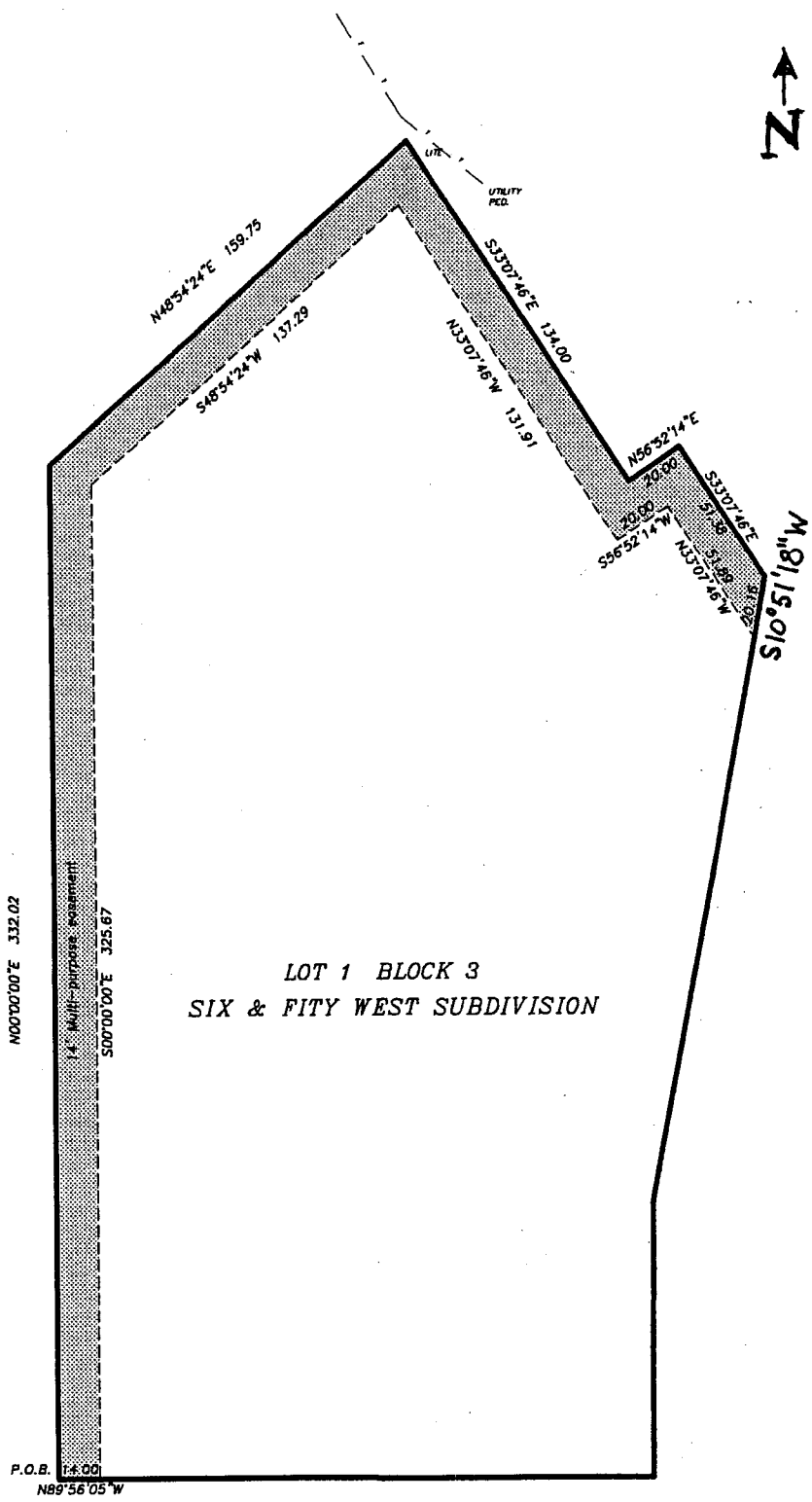


EXHIBIT A

14' Multi-purpose easement

Beginning at the SW corner of Lot 1 in Block 3 of Six and Fifty West Subdivision, and considering the West line of Lot 1 in Block 3 of Six and Fifty West Sub. To bear N00°00'00"E and all bearings contained herein to be relative thereto;
thence N 00°00'00" E 332.02 feet along the West line of Lot 1 Block 3;
thence N 48°54'24" E 159.75 feet along the Northwesterly line of Lot 1 Block 3;
thence S 33°07'46" E 134.00 feet;
thence N 56°52'14" E 20.00 feet;
thence S 33°07'46" E 51.38 feet;
thence S 10°51'18" W 20.16 feet;
thence N 33°07'46" W 51.89 feet;
thence S 56°52'14" W 20.00 feet;
thence N 33°07'46" W 131.91 feet;
thence S 48°54'24" W 137.29 feet;
thence S 00°00'00" E 325.67 feet;
thence N 89°56'05" W 14.00 feet, to the Point of Beginning, containing 9547.3 sq. ft., 0.22 Acres as described.

Authored by
Max E. Morris
Q.E.D. Surveying Systems Inc.
1018 Colorado Avenue
Grand Junction, Colorado 81501
11/18/2004



LOT 1 BLOCK 3
SIX & FITY WEST SUBDIVISION

P.O.B. 1+00
N89°56'05\"W

N00°00'00\"E 332.02

14' Multi-Purpose Easement

S00°00'00\"E 325.67

N48°54'24\"E 159.75

S48°54'24\"W 137.29

S33°07'46\"E 134.00

N33°07'46\"W 131.91

N66°52'14\"E 70.00

S66°52'14\"W 70.00

S33°07'46\"E 37.56

N33°07'46\"W 35.89

N81°15'01\"W 101.01

UTILITY
PED.

UT