

PPL07PRI

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	PRINTERS PARK, LLC.
PURPOSE:	MULTI-PURPOSE EASEMENT FOR CH4 COMMERCIAL PARK #3-10
ADDRESS:	PRINTERS COURT
TAX PARCEL NO.:	2701-361-39-017 2701-361-39-016
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 5th Street
Grand Junction, CO 81501

RECEPTION #: 2389727, BK 4465 PG 813 07/06/2007 at
03:51:13 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

3

PAGE DOCUMENT

GRANT OF MULTI-PURPOSE EASEMENT

Printers Park LLC, a Colorado limited liability company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, 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, 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 situate in Lot 8 and Lot 9, C H Four Commercial Park, Filing No. 3, City of Grand Junction, Mesa County, Colorado, as recorded in Plat Book 13 at Page 354 of the records of said Mesa County, being more particularly described as follows:

The easterly 14.00 feet of said Lot 8 and the westerly 14.00 feet of said Lot 9 adjoining Printers Court Right-of-Way.

Said easement contains 6,560.00 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. The interest conveyed is an 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 this Easement 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 Easement 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features, curbs, gutter, utilities, signs, lighting, art, or similar improvements typically located in easement areas.

2. Grantee agrees that Grantee's utilization of the Easement 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 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.

4. Grantee shall indemnify Grantor against and hold it harmless from any claim, demand, liability, loss, cost or expense (including reasonable attorneys' fees) made against or incurred by Grantor as a result of or in connection with Grantee's exercise of the Easement, as well as any unauthorized use of the Grantee's property by Grantee.

Executed and delivered this 6 day of July, 2007.

Printers Park, LLC,
a Colorado limited liability company

By Ben D. Hill
Ben D. Hill, Manager/Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of July, 2007, by Ben D. Hill as Manager/Member for Printers Park, LLC, a Colorado limited liability company.

My commission expires: 10/29/2009

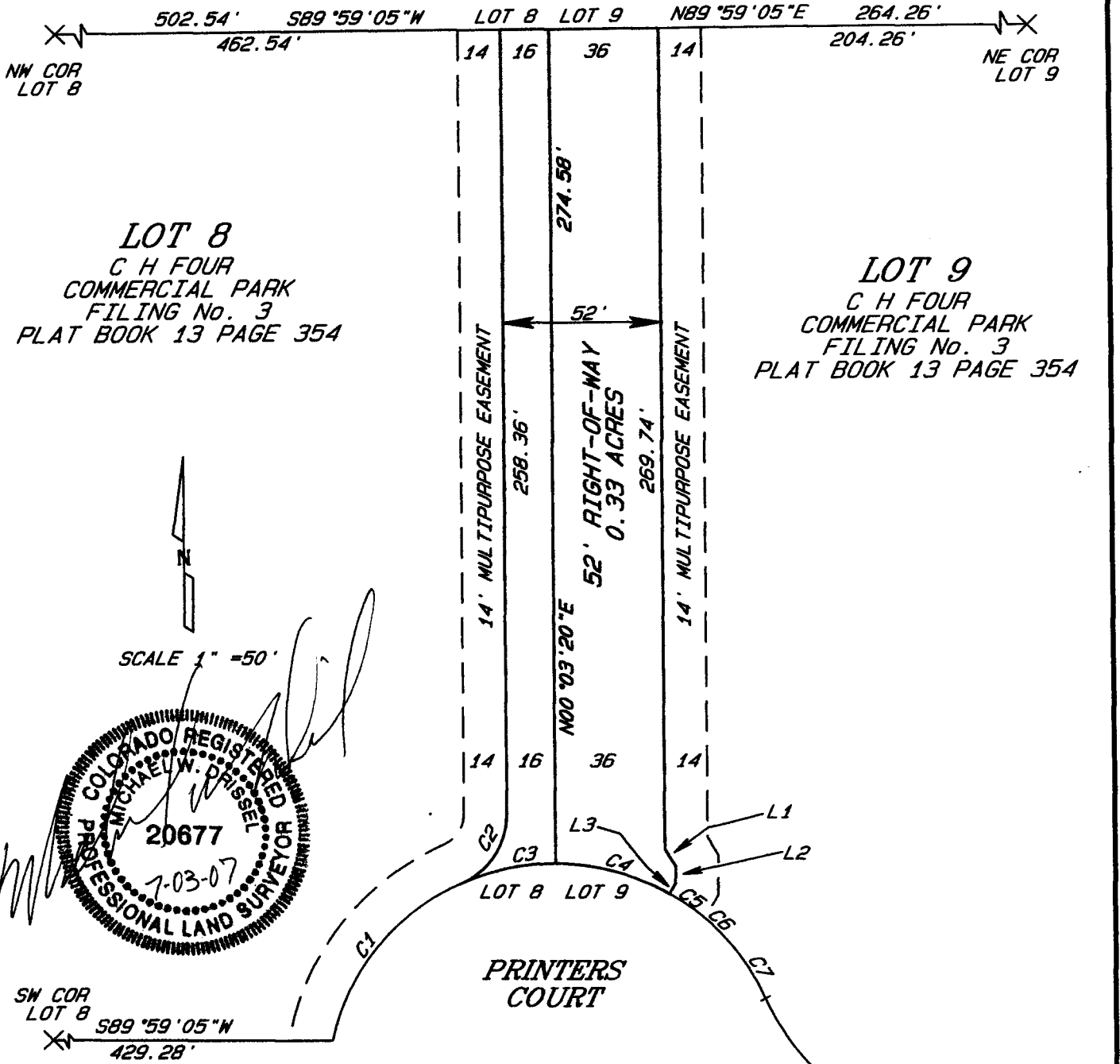
Witness my hand and official seal.



Gayleen Henderson

Notary Public

EXHIBIT A



CURVE	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	53°53'22"	70.54'	75.00'	67.97'	N39°21'20"E
C2	67°07'44"	29.29'	25.00'	27.64'	N33°37'12"E
C3	24°39'09"	32.27'	75.00'	32.02'	S77°43'41"W
C4	29°58'54"	39.25'	75.00'	38.80'	N74°57'18"W
C5	10°45'11"	14.08'	75.00'	14.05'	S54°36'36"E
C6	07°53'35"	10.33'	75.00'	10.32'	S45°15'52"E
C7	17°30'14"	22.91'	75.00'	22.82'	S42°28'33"E
L1		6.88'			S30°18'43"E
L2		5.54'			S00°03'20"E
L3		3.98'			S30°20'48"W

D H SURVEYS INC.
 (970) 245-8749
 JOB # 691-05-04