

PRP07CH4

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	PRINTERS PARK
PURPOSE:	CH4 COMMERCIAL PARK #3-10
ADDRESS:	SUNSTRAND COURT/ PRINTERS COURT
TAX PARCEL NO.:	2701-361-39-010
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 # 2389728. BK 4465 PG 816 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

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, a Perpetual Multi-Purpose Easement for the uses 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 parcel of land, to wit:

A multi-purpose easement across a parcel of land situated in the NE¼ NE¼ Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; said easement being more particularly described as follows:

The Southerly 14 feet of Lots 9 and 10, the Easterly 14 feet of Lots 7 and 8, the Northerly 14 feet of Lots 3,4,5,6 and Tract A all adjoining Printers Court and the Easterly 14 feet of said Lot 3 adjoining Hilaria Avenue in C H Four Commercial Park Filing No. 3, 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 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 be detriments 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 Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; 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 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.

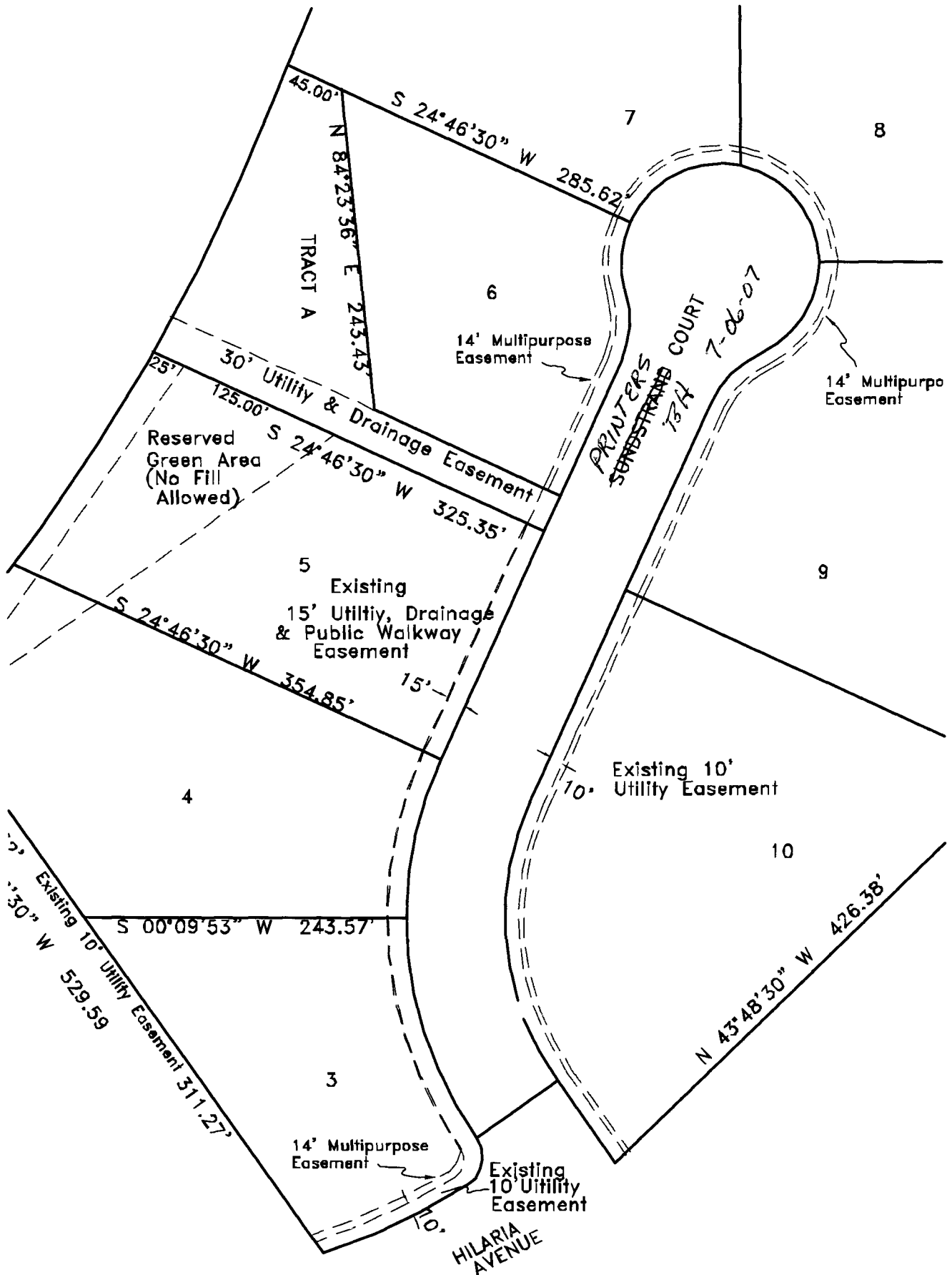
My commission expires: 10/29/2009
Witness my hand and official seal.



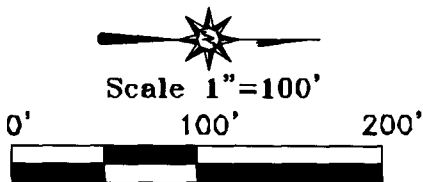
Gayleen Henderson

Notary Public

EXHIBIT "A"



Description of 14 foot Multipurpose Easement:
 The Southerly 14 feet of Lots 9 and 10, the Easterly 14 feet of Lots 7 and 8, the Northerly 14 feet of Lots 3,4,5, 6 and Tract A all adjoining Sundstrand Court and the Easterly 14 feet of said Lot 3 adjoining Hilaria Avenue in C H Four Commercial Park Filing No. 3.



	Monument Surveying Inc.	
	741 Road Ave.	
	Grand Junction, CO 81501	
	245-4189	10/07/05
14' Multipurpose Easements		
CH 4 Commercial Park Fil. 3		