

RAM06COM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	ROBERT RAMIREZ
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES FOR THE RANCHMAN'S DITCH PROJECT
ADDRESS:	2488 COMMERCE BLVD.
PARCEL NO:	2945-091-00-083
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
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 #: 2357862, BK 4331 PG 109 01:09/2007 at
01:50:27 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

Robert Ramirez, Grantor, for and in consideration of the sum of Three Thousand One Hundred Twenty-Five and 00/100 Dollars (\$3,125.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 parcel of land, to wit:

A certain perpetual Multi-Purpose Easement located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 9, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South 9.00 feet of the North 42.00 feet of that certain parcel of land described in Book 1885, Page 146 of the Mesa County, Colorado public records. The North line of said South 9.00 feet being the South line of that certain 33.00 foot right of way described in Book 14, Page 466 of the Mesa County, Colorado public records.

Said parcel contains 1,250.00 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. Grantor shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement areas 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 area.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee he has good title to the herein described premises; that he has good and lawful right to grant these Easements; that he 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 19th day of December, 2006.

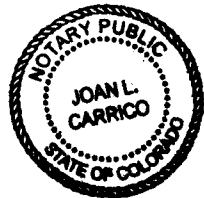
Robert Ramirez
Robert Ramirez

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of December, 2006 by Robert Ramirez.

My commission expires 10-24-10.

Witness my hand and official seal.



Joan L. Carrico
Notary Public

EXHIBIT "A"

PATTERSON ROAD

NORTH LINE SECTION 9 T 15, R 1W, U.M.

EXISTING SOUTHERLY ROW LINE

33' G.V.I.C. R.O.W.
BK 14, PG 466

33' G.V.I.C. R.O.W.
BK 14, PG 466

N00°01'25"E
9.00'

33.00'

N89°50'55"E

138.88'

S00°01'25"W
9.00'

S89°50'55"W

138.88'

BENSON COMMERCIAL SUBDIVISION
(PB 11, PG 20)

LOT 6

2945-091-00-083
ROBERT RAMIREZ
BK 1885, PG 146

MULTI-PURPOSE EASEMENT
1250 SQ. FT.

SECURITY SUBDIVISION
(PB 13, PG 434)

LOT 1

COMMERCE BLVD

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: T.L.P.
DATE: 6-15-06
SCALE: 1" = 50'
APPR. BY: P.T.K.

RANCMANS DITCH DIVERSION
RIGHT OF WAY
DESCRIPTION MAP

RAMIREZ (2945-091-00-083)

CITY OF
Grand Junction
COLORADO