RDL07235

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF PROPERTY

OWNER OR GRANTOR: REDLANDS PARKWAY, LLC.

PURPOSE: PERPETUAL MULTI-PURPOSE UTILITY

ADDRESS: 596 23 ½ ROAD

(TRI-POINT ENERGY)

PARCEL NO: 2945-081-00-113

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2007

EXPIRATION: NONE

DESTRUCTION: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction

Real Estate Division 250 North 5th Street

Grand Junction, CO 81501

RECEPTION #: 2378486. BK 4416 PG 170 05/02/2007 at 03:37:04 PM, 1 OF 4, R \$20.00 S \$1.00 EXEMPT Doc Code: EASEMENT Janice Rich, Mesa County, CO CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Redlands Parkway, LLC, a Colorado Limited Liability Corporation, 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 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 premises, to wit:

Parcel A

A strip of land for a 14 foot Multi-purpose Easement located in a Parcel of land located in the Northwest Quarter Northeast Quarter of Section 8, Township 1 South, Range 1 West, Ute Meridian as described in Book 4132, at Pages 333 and 334 at the Mesa County Clerk and Recorders Office, more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter Northeast Quarter of said Section 8, whence the Northeast corner of Northwest Quarter Northeast Quarter of said Section 8 bears N89°57'02"E 1328.20 feet with all bearings contained herein relative thereto; thence S00°00'14"W 549.10 feet; thence N89°57'02"E 25.00 feet to the Point of Beginning; thence N00°00'14"E 14.00 feet; thence N89°57'02"E 720.84 feet; thence S00°00'45"W 14.00 feet; thence S89°57'02"W 720.82 feet to the Point of Beginning.

Said parcel as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

AND ALSO

Parcel B:

A strip of land for a 20.00 foot multi-purpose on Parcels of land located in the Northwest Quarter Northeast Quarter of Section 8, Township 1 South, Range 1 West, Ute Meridian as described in Book 4132, at Pages 333 and 334 and Book 4130, at Page 206 at the Mesa County Clerk and Recorders Office, more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter Northeast Quarter of said Section 8, whence the Northeast corner of Northwest Quarter Northeast Quarter of said Section 8 bears N89°57'02"E 1328.20 feet with all bearings contained herein relative thereto; thence N89°57'02"E 25.00 feet to the Point of Beginning; thence N89°57'02"E 20.00 feet; thence S00°00'14"W 549.08 feet; thence S89°57'02"W 20.00 feet; thence N00°00'14"E 549.08 feet to the Point of Beginning.

Said parcel as described herein and depicted on **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 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 covenants 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 detrimental 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 it has good title to the aforedescribed 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.

Executed an	d delivered this 2) day of	April	, 2007.
			, arkway, LLC, Limited Liability C	Corporation
		Clifton L. Ma	L. W. Cy ays, Sr., Manager	Si ngs.
State of Colorado)	·	/	
County of Mesa)ss.)			

My commission expires: 8/25/07
Witness my hand and official seal.

Llarya K Bail
Notary Public

4/27/2007 11:46:06 AM RedlandsParkuMy Commission Expires 08/25/2007

EXHIBIT A Orchard Grove Subdivision Plat Book 2, Page 1 Vacated Book 871, Page 928 Emmett D. and Helen B. Bonner 2945–054–00–112 RST Ventures Partnership Book 3361, Pages 881 and 882 2365 River Road Northeast Gorner NW¼ NE¼ Section 8 T1S, R1W, UM 2½" Brass Cap Northwest Corner NW14 NE14 Section 8 T1S, R1W, UM 214 Brass Cap 2945-054-00-062 2353 River Road Northwest Corner Section 8 11S, R1W, UM MCSM #291 PLS24306 Basis of Bearings No Markings N89°57'02"E 745.92' 582.28' 720.92 S89°58'06"W 2652.13 Parcel 1 Book 4130, Page 206 2945-081-00-033 Orchard Grove Subdivision Plat Book 2, Page 1 Vacated Book 871, Page 928 598 23 1/2 Road Knowles Enterprises, LLC Book 4039, Pages 145 - 147 50 2945-081-00-012 9 2381 1/2 River Road A&G Partnership Book 1793, Page 718 659.1 2945-053-00-111 N 89*57'02" E 720.87' 2345 River Road 00.00,45 Parcel 2 Book 4132, Pages 333 and 334 2945-081-00-113 Property Near Rediands Parkway S 14' Multi-purpose Easement N 89°57'02" E 720.84 25' S 89'57'02" W 720.82 Redlands Parkway Redlands Parkway 100' Right—of—Way Book 1182, Page 636 POB Redlands Parkway 100' Right-of-Way Book 1382, Page 684 N 89 5 / 02 E /45.82 Slope Easement — Book 1358, Page 76 City of Grand Junction 2945-082-00-949 City of Grand Junction City of Grand Junction 2945-081-00-941 2945-081-00-942 High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 SCALE: 1"= 200' Tele: 970-254-8649 Fax: 970-241-0451 100 200 400 PROJ. NO. 06-129 Surveyed Drawn APP'D SHEET OF DATE: Apr. 17, 200 skw skw

EXHIBIT B Orchard Grove Subdivision Plat Book 2, Page 1 Vacated Book 871, Page 928 Emmett D. and Helen B. Bonner | 2945–054–00–112 | 2365 River Road RST Ventures Partnership Book 3361, Pages 881 and 882 2945-054-00-062 Northeast Gorner NW¼ NE¼ Section 8 TIS, R1W, UM 2½ Brass Cap Northwest Corner NW¼ NE¼ Section 8 T1S, R1W, UM 2½ Brass Cap No Markings 2353 River Road Northwest Corner Section 8 715, R1W, UM PLS24306 MCSM #291 N89'57'02"E 745.92' Basis of Bearings 582.28 720.92 20.00 S89*58'06"W 2652.13 20' Multi-purpose Easement POB Parcel 1 - 20 Book 4130, Page 206 2945-081-00-033 Orchard Grove Subdivision Plat Book 2, Page 1 Vacated Book 871, Page 928 598 23 1/2 Road Knowles Enterprises, LLC 6. Book 4039, Pages 145 – 147 6. 2945–081–00–012 9 2381 1/2 River Road A&G Partnership Book 1793, Page 718 2945-053-00-111 N 89°57'02" E 720.87' 2345 River Road Parcel 2 .41,00.00 00.00 Book 4132, Pages 333 and 334 2945-081-00-113 Property Near Redlands Parkway Ś > S 89°57'02" W '20.00' ---Redlands Parkway Redlands Parkway 100' Right-of-Way Book 1182, Page 636 100' Right-of-Way Redlands Parkway Book 1382, Page 684 <u>N 89'57'02" E Z45.82"</u> Slope Easement — Book 1358, Page 76 City of Grand Junction 2945-082-00-949 City of Grand Junction City of Grand Junction 2945-081-00-941 2945-081-00-942 High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 SCALE: 1"= 200' Tele: 970-254-8649 Fax: 970-241-0451 100 200 400 PROJ. NO. 06-129 Surveyed Drawn APP'D OF SHEET DATE: Apr. 17, 2007 skw 1 skw