

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 5<sup>th</sup> Street  
Grand Junction, CO 81501

4 PAGE DOCUMENT

RECEPTION #: 2378436, 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 Records 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 Records 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 aforescribed 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 and delivered this 27 day of April, 2007.

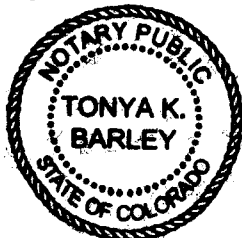
Redlands Parkway, LLC,  
A Colorado Limited Liability Corporation

Clifton L. Mays, Sr. Mgr.  
Clifton L. Mays, Sr., Manager

State of Colorado )  
  )ss.  
County of Mesa     )

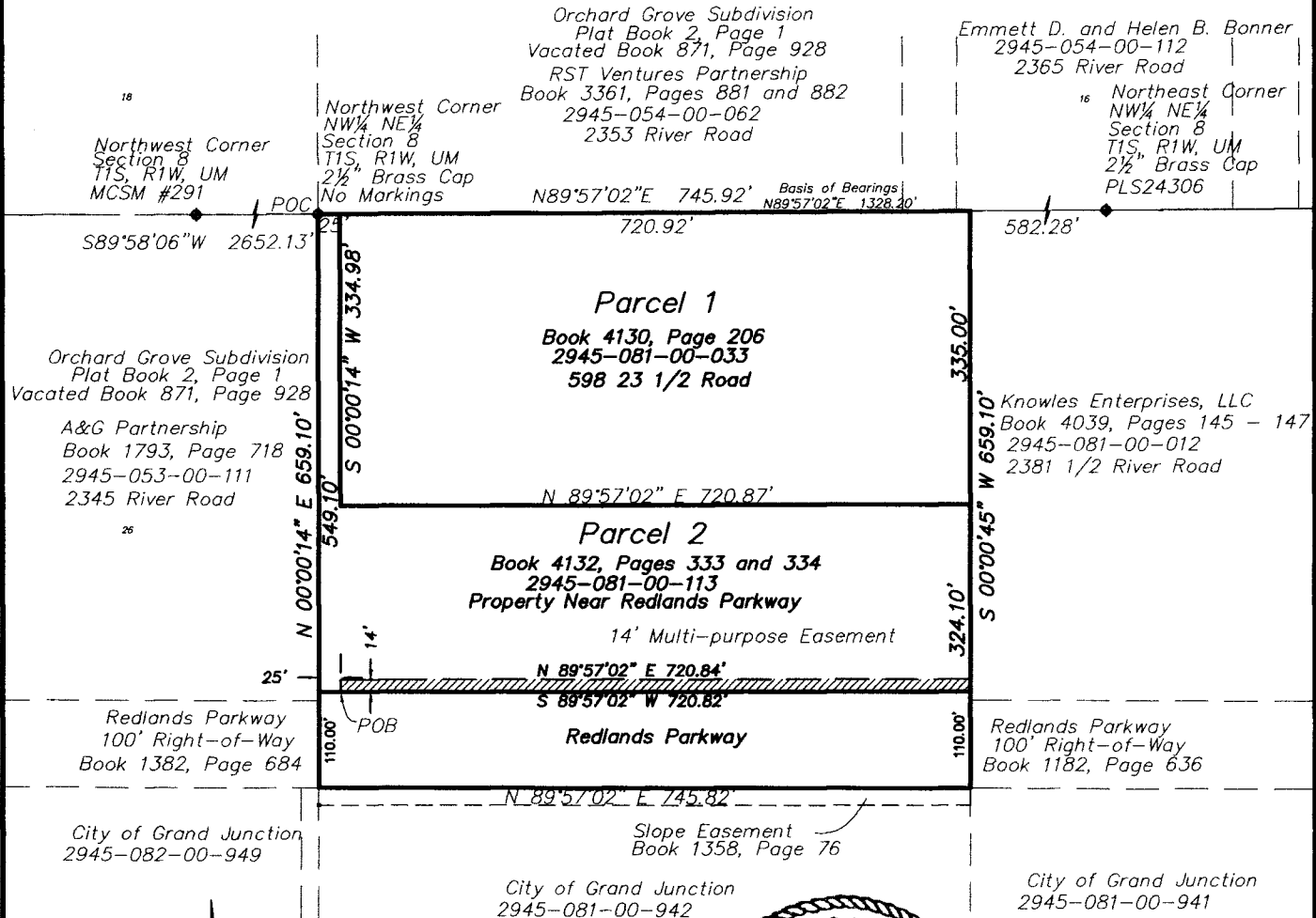
The foregoing instrument was acknowledged before me this 27 day of April, 2007, by Clifton L. Mays, Sr., Manager for Redlands Parkway, LLC, A Colorado Limited Liability Corporation.

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



Tonya K. Barley  
Notary Public

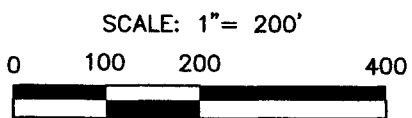
# EXHIBIT A



**High Desert Surveying, LLC**

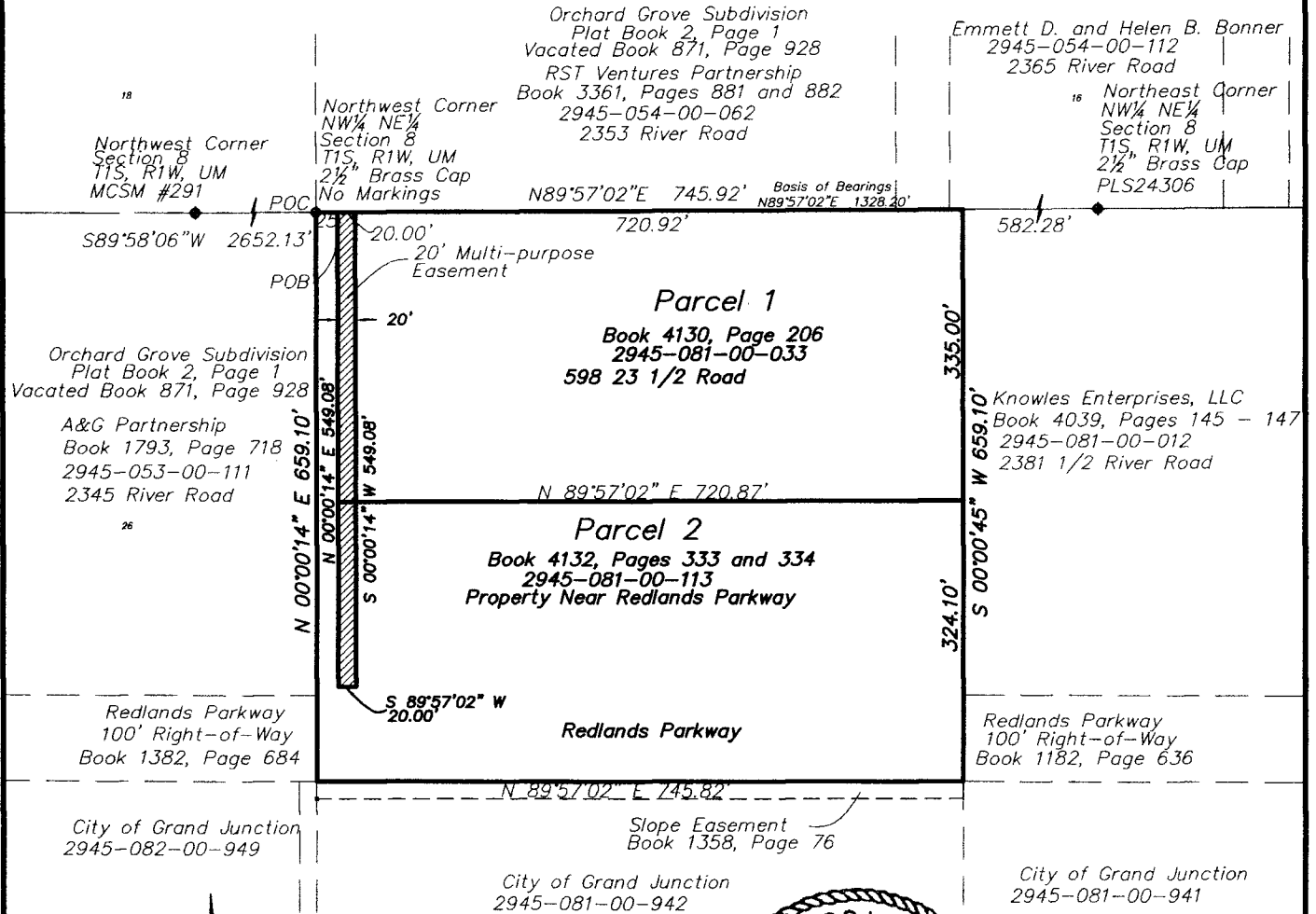
1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451



PROJ. NO. 06-129	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Apr. 17, 2007		skw	skw	1	1

# EXHIBIT B



SCALE: 1" = 200'



## High Desert Surveying, LLC

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