

RED05CRS

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	REDLANDS FINANCIAL GROUP, LLC.
PURPOSE:	MULTI-PURPOSE EASEMENT FOR CROSSROADS COLORADO WEST FILING NO. TWO
ADDRESS:	2733 CROSSROADS BLVD
TAX PARCEL NO.:	2701-362-34-017
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
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

2260144 BK 3924 PG 390-392
08/21/2005 01:50 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Redlands Financial Group, LLC, a Colorado Company, Grantor, by Michael L. Gadeken, Member and Barbara L. Gadeken, Member, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 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 parcel of land for a perpetual multi-purpose easement lying in the NW ¼ of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the SW corner of Lot 17, Block Two, Crossroads Colorado West Filing No. Two, as recorded in Plat Book 12 and Page 299, Reception No. 1233921 of the Mesa County Clerk and Recorder's Office;
thence S88°23' 56"E 14.08feet;
thence N07°52' 23"E 114.48 feet;
thence along a curve to the right with an arc length of 159.28', with a radius of 106.00' chord bearing of N50°55', 14"E, with a chord length of 144.71'
thence S86°01' 56"E 75.96 feet to the intersection with the East line of Lot 17, Block Two;
thence N00°02' 19"E 14.03 feet to the NE corner of Lot 17, Block Two;
thence N86°01' 56"W 75.00 feet along the North line of Lot 17, Block Two;
thence along a curve to the left with an arc length of 180.32', with a radius of 120.00', with a chord bearing of S50°55', 14"W, with a chord length of 163.82'
thence S07°52' 23"W 116.01 feet along the West line of Lot 17, Block Two to the Point of Beginning,

CONTAINING 5,047.31 Square Feet (0.116 acres) more or less, as described.

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.

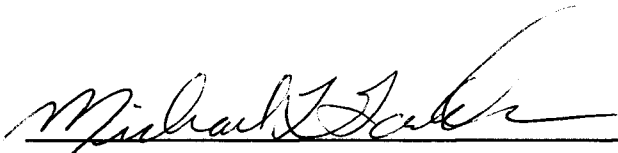
1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area 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 it has good title to the herein described 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 20 day of June, 2005.

Redlands Financial Group, LLC
A Colorado Limited Liability Company
By:


Michael L. Gadeken, Member

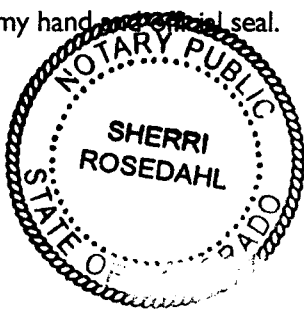

Barbara L. Gadeken, Member,

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of June, 2005 by Redlands Financial Group, LLC, a Colorado Limited Liability Company, by Michael L. Gadeken, Member and Barbara L. Gadeken, Member.

My commission expires: Jan 24, 2009

Witness my hand and official seal.





Notary Public

Exhibit "A"

$L=180.32$
 $R=120.00$
 $D=86^{\circ}05'41''$
 $C=163.82$
 $B=N50^{\circ}55'13''E$
 $T=112.09$

CROSSROADS BOULEVARD

$S86^{\circ}01'56''E$ 75.00

10' Utility easement

$N86^{\circ}01'56''W$ 75.96'

$S00^{\circ}02'19''W$
14.03'

$L=159.28'$
 $R=106.00'$
 $\Delta=86^{\circ}05'41''$
 $C\ LEN=144.71'$
 $BRG=N50^{\circ}55'14''E$

14' MULTI-PURPOSE EASEMENT

BLOCK TWO
LOT 17

43356.4 SQ. FT.
1.00 ACRES

PROPOSED 14' EASEMENT

$N07^{\circ}52'23''E$ 116.01

10' Utility easement

$S07^{\circ}52'23''W$ 114.48'

14' MULTI-PURPOSE EASEMENT

$N00^{\circ}02'19''E$ 227.47

14.08'
15.40'
 $N88^{\circ}23'56''W$

15' Utility easement

$N86^{\circ}01'56''W$ 202.82 (Basis of bearings)

Fd. Highway R.O.W.
 Marker
 TBM=4744.26

Fd. No. 5 re-bar
 w/cap L.S. 24943

NOTES:

THIS EXHIBIT IS FOR THE PURPOSE OF
 GRAPHICALLY REPRESENTING A WRITTEN
 DESCRIPTION— IT DOES NOT REPRESENT A
 MONUMENTED BOUNDARY SURVEY

0' 50' 100' 150'



SCALE 1" = 50'