

RME00CSR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: ROCKY MOUNTAIN EXCHANGE COMPANY, A
COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2743 CROSSROADS
BOULEVARD, GRAND JUNCTION, COLORADO

PARCEL NO.: 2701-362-34-015

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

PAGE DOCUMENT

1975102 11/30/00 1050AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Rocky Mountain Exchange Company, A Colorado 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 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 sewer lines, 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:

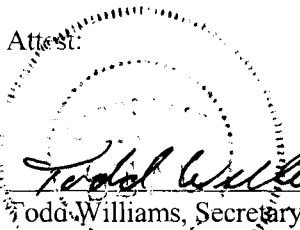
Beginning at the Northwest Corner of Lot 15, Block Two of Crossroads Colorado West Filing No. Two, a subdivision situate in the South 1/2 of the Northwest 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 299 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of said Crossroads Colorado West Filing No. Two; thence S 86°01'56" E along the northerly boundary line of said Lot 15 a distance of 173.50 feet to the Northeast Corner of said Lot 15;
thence S 00°02'19" W along the east boundary line of said Lot 15 a distance of 14.03 feet;
thence leaving said east boundary line, N 86°01'56" W a distance of 173.50 feet to a point on the west boundary line of said Lot 15;
thence N 00°02'19" E along the west boundary line of said Lot 15 a distance of 14.03 feet to the Point of Beginning,
containing 2,434.20 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

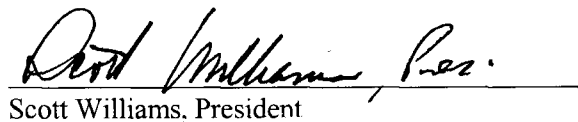
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery; provided, however, that Grantee shall utilize said Easement in a reasonable and prudent manner. Grantor reserves the right to use and occupy the real property burdened by said Easement for any lawful purpose; 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 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. Grantor hereby further covenants with Grantee that Grantor 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 28th day of November, 2000.

Attest:


Rocky Mountain Exchange Company,
A Colorado Corporation:

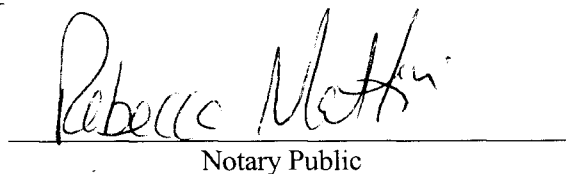

Todd Williams, Secretary


Scott Williams, President

State of Colorado)
)ss.
County of Mesa)

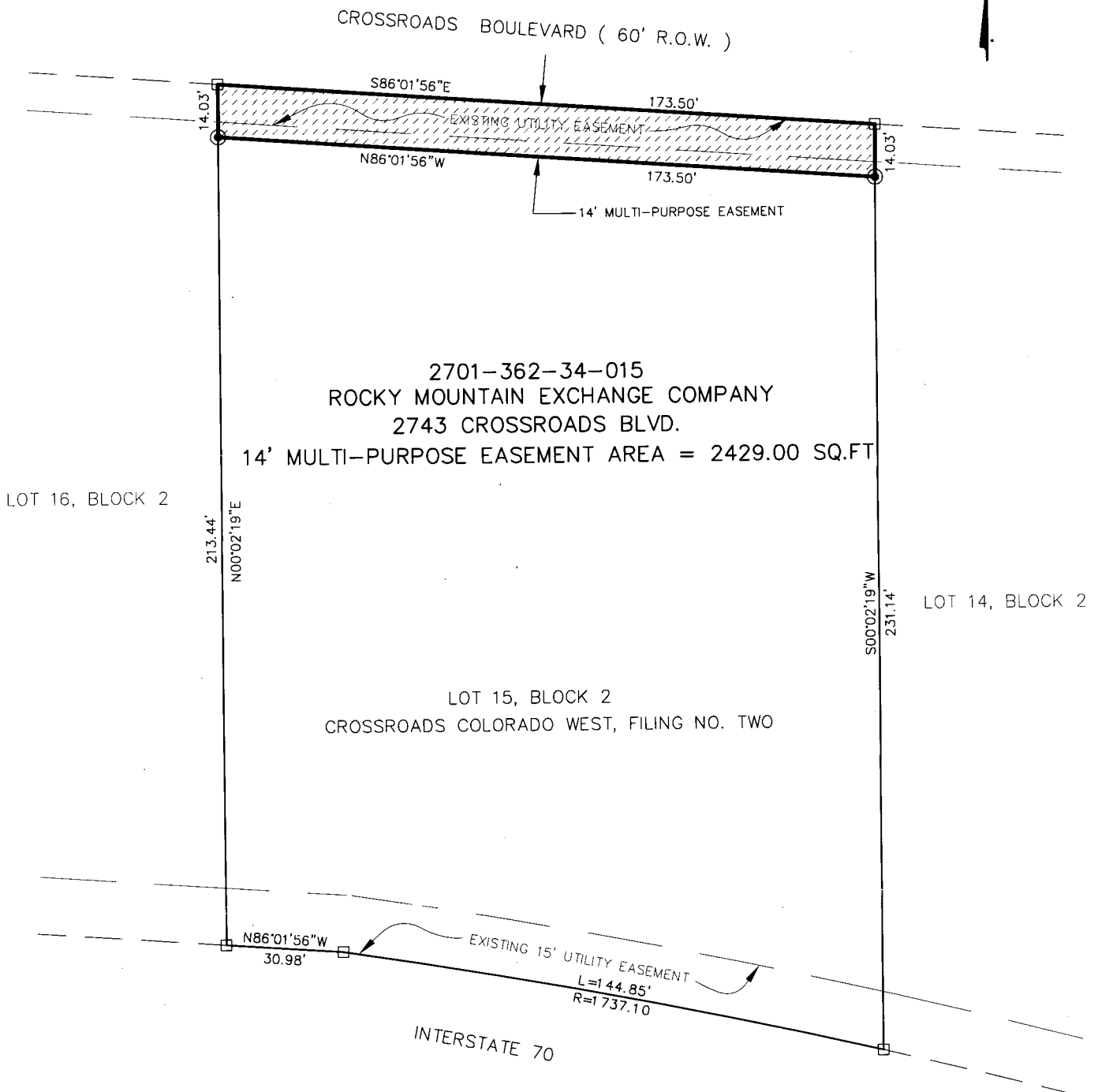
The foregoing instrument was acknowledged before me this 28th day of November, 2000, by Scott Williams as President and attested by Todd Williams as Secretary of Rocky Mountain Exchange Company, a Colorado Corporation.

My commission expires BECCA
Witness my hand and official seal ATAMI



Notary Public

My Commission Expires
November 6, 2002

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 11-27-2000
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: CRAWFORD.DWG

EASEMENT DESCRIPTION MAP

LOT 15, BLOCK 2
 CROSSROADS COLORADO WEST, FILING NO. TWO
 SECTION 36, T1N, R1W, U.M.

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION