

RME05MIN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	RMEC PROPERTIES, LLC
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES
ADDRESS:	562 W CRETE CIRCLE LOT 5, BLOCK 2 OF MINERVA PARK SUBDIVISION
PARCEL NO:	2945-102-17-005
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2268349 BK 3961 PG 663-665
08/08/2005 10:57 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

RMEC Properties, LLC, a Colorado Limited Liability Company, Grantor, whose address is 1114 N. 1st Street, Suite 201, Avenue, Grand Junction, Colorado 81501, Grantor, 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 Northwest $\frac{1}{4}$ (NW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The West 14 feet of Lot 5, Block 2 of MINERVA PARK SUBDIVISION as recorded in Plat Book 11 at Page 317, reception No. 11447627 of the Mesa County records, 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 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 3rd day of August, 2005.

RMEC Properties, LLC,
A Colorado Limited Liability

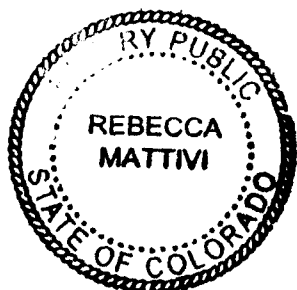
Scott Williams, *manager*
Scott Williams, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of August, 2005, by Scott Williams, as Manager of RMEC Properties, LLC, a Colorado Limited Liability Company.

My commission expires: _____

Witness my hand and official seal.

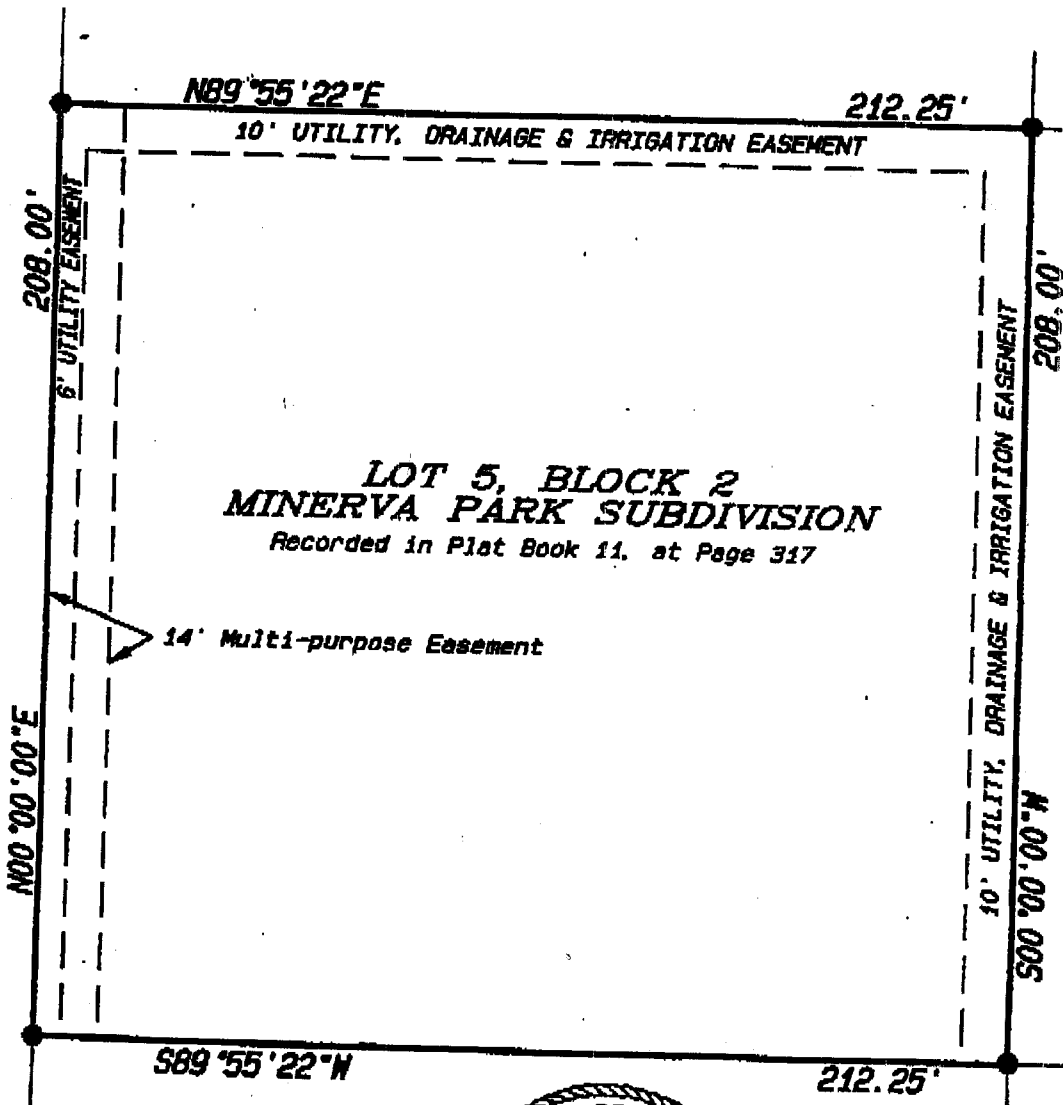


My Commission Expires
November 6, 2006

Rebecca Mattivi
Notary Public

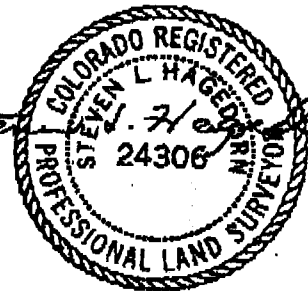
EXHIBIT A

WEST CRETE CIRCLE
60' R.O.W.



LOT 5, BLOCK 2
MINERVA PARK SUBDIVISION
Recorded in Plat Book 11, at Page 317

14' Multi-purpose Easement



D H SURVEYS INC.
(970) 245-8749

Scale 1" = 40'

