

ROB0225R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT</b>
NAME OF CONTRACTOR:	LOIS CAROLANN ROBISON AND LYNN S ROBISON
SUBJECT / PROJECT:	MULTI-PURPOSE AND UTILITIES
ADDRESS:	573 25 ROAD
PARCEL:	2945-091-00-114
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2002
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**WHEN RECORDED RETURN TO:**

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**GRANT OF MULTI-PURPOSE EASEMENT**

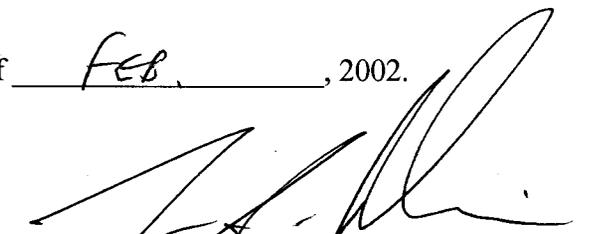
LOIS CAROLANN ROBISON and LYNN S. ROBISON, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to the City of Grand Junction, a Colorado 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:

Commencing at the Northeast Corner of the SE ¼ NE ¼ of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and considering the East line of the SE ¼ NE ¼ of said Section 9 to bear due SOUTH with all bearings contained herein being relative thereto; thence SOUTH along the East line of the SE ¼ NE ¼ of said Section 9 a distance of 446.0 feet; thence leaving the East line of said SE ¼ NE ¼, WEST a distance of 40.0 feet to a point on the West right-of-way line for 25 Road as described by instrument recorded in Book 1435 at Page 105 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence SOUTH along the West right-of-way line for 25 Road as aforesaid a distance of 136.00 feet;  
thence leaving said right-of-way line, WEST a distance of 14.00 feet;  
thence NORTH a distance of 136.00 feet;  
thence EAST a distance of 14.00 feet to the Point of Beginning.

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 Grantors hereby covenanting 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 Grantors hereby further covenanting with Grantee that Grantors have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 12 day of FEB., 2002.

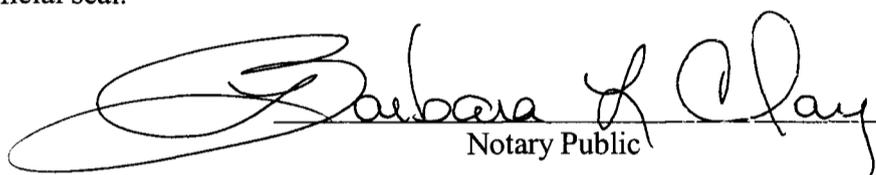
  
Lois Carolann Robison

  
Lynn S. Robison

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of Feb,  
2001, by Lois Carolann Robison and Lynn S. Robison.

My commission expires 6-1-05.  
Witness my hand and official seal.

  
Notary Public