

ROD04BKA

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT (MULTI-PURPOSE)</b>
NAME OF PROPERTY OWNER OR GRANTOR:	LLOYD RODRIQUEZ
PURPOSE: PUBLIC UTILITIES	INGRESS AND EGRESS FOR THE USE OF
ADDRESS:	905 BOOKCLIFF AVENUE
PARCEL NO:	2945-111-00-046
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
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

2184853 BK 3620 PG 342-344  
 04/01/2004 02:15 PM  
 Janice Ward CLK&REC Mesa County, CO  
 RecFee \$15.00 SurChg \$1.00  
 DocFee EXEMPT

### GRANT OF MULTI-PURPOSE EASEMENT

Lloyd Rodriquez, 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 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:

COMMENCING at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  ("SW $\frac{1}{4}$  NE $\frac{1}{4}$ ") of said Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 11 to bear N 89°57'58" W with all bearings contained herein being relative thereto; thence N 89°57'58" W along the North line of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 11 a distance of 138.50 feet; thence leaving the North line of said SW $\frac{1}{4}$  NE $\frac{1}{4}$ , S 00°32'02" W a distance of 30.00 feet to a point on the South right-of-way line for Bookcliff Avenue, said point also being the Northwest corner of Grantor's real property as described by Warranty Deed recorded in Book 3484 at Pages 704 and 705 in the office of the Mesa County Clerk and Recorder, being the TRUE POINT OF BEGINNING;  
 thence from said Point of Beginning, S 89°57'58" E along a line which is common with the South right-of-way line for Bookcliff Avenue and the North boundary line of Grantor's real property as aforesaid, said line lying 30.00 feet South of and parallel with the North line of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 11, a distance of 64.00 feet to the Northeast Corner of Grantor's real property as aforesaid;  
 thence along the East boundary line of Grantor's real property, S 00°32'02" W a distance of 14.00 feet;  
 thence leaving the East boundary line of Grantor's real property, N 89°57'58" W a distance of 64.00 feet to the West boundary line of Grantor's real property;  
 thence N 00°32'02" E along the West boundary line of Grantor's real property a distance of 14.00 feet, more or less, to the Point of Beginning.

Containing 896 square feet (0.0206 Acres), more or less, 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, the said Grantor 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 Grantor hereby further covenanting with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 31 day of MAR, 2004

Lloyd Rodriguez  
Lloyd Rodriguez

State of Colorado )  
                          )ss.  
County of Mesa    )

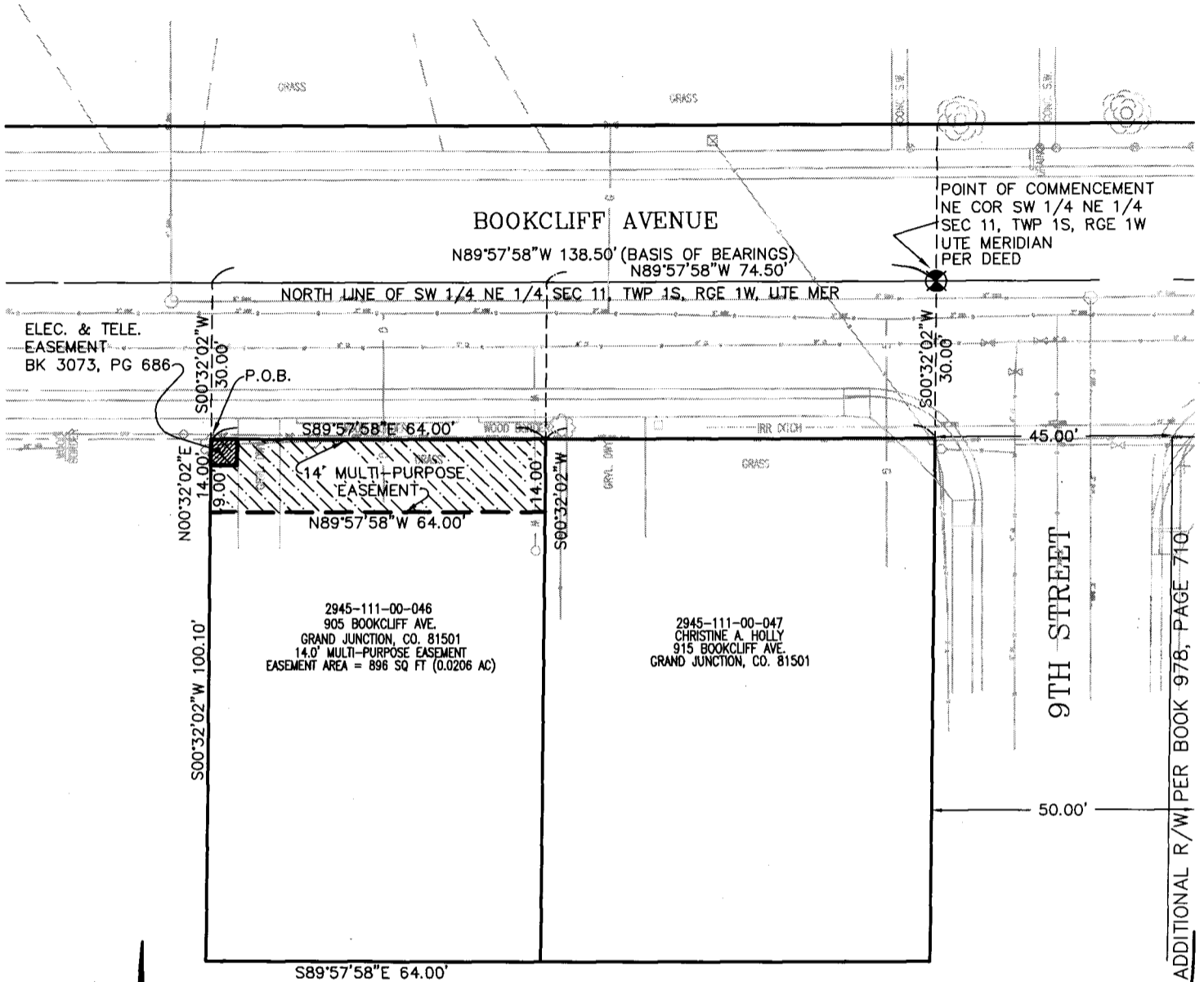
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2004,  
by Lloyd Rodriguez.

My commission expires: 10-10-2005.  
Witness my hand and official seal.

Janita Peterson  
Notary Public



# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
 DATE: 09-30-2003  
 SCALE: 1" = 30'  
 APPR. BY: TW

EASEMENT DESCRIPTION MAP  
 905 BOOKCLIFF AVENUE  
 2945-111-00-046

DEPARTMENT OF PUBLIC WORKS  
 REAL ESTATE DIVISION  
 CITY OF GRAND JUNCTION

ADDITIONAL R/W PER BOOK 978, PAGE 710