

SLB07275

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	SLB ENTERPRISES, LLC.
PURPOSE:	MULTI-PURPOSE EASEMENT FOR BRADY TRUCKING ANNEXATION
ADDRESS:	356 27 ½ ROAD
TAX PAREL NO.:	2945-241-00-216
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
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

3 PAGE DOCUMENT

RECEPTION #: 2394910, BK 4487 PG 663 08/07/2007 at
04:03:11 PM, 1 OF 3, R \$15.00 S \$1.00 Doc Code:
EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

SLB Enterprises, LLC, a Utah Limited Liability, 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 sold, granted and conveyed, and by these presents does hereby sell, 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:

A tract of land 14 feet in width situated in the Southwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of Section 24, Township 1 South, Range 1 West, of the Ute Meridian from whence the East Sixteenth Corner of said Section 24 bears S89°46'04"E a distance of 1319.57 feet; thence S89°46'04"E a distance of 330.00 feet; thence N0°07'57"E a distance of 26.00 feet to the POINT OF BEGINNING; thence N89°46'04"W a distance of 304.00 feet; thence N0°07'57"E a distance of 502.08 feet; thence S89°48'56"E a distance of 14.00 feet; thence S0°07'57"W a distance of 488.09 feet; thence S89°46'04"E a distance of 290.00 feet; thence S0°07'57"W a distance of 14.00 feet to the POINT OF BEGINNING.

Said tract of land contains 11,089 square feet as described 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 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, the said Grantor hereby further covenanting with

Grantee that it 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 3rd day of August, 2007.

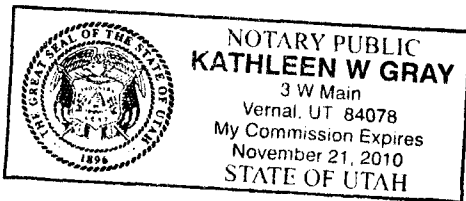
SLB Enterprises, LLC,
A Utah Limited Liability Corporation

Larry E. Brady
Larry E. Brady, Manager

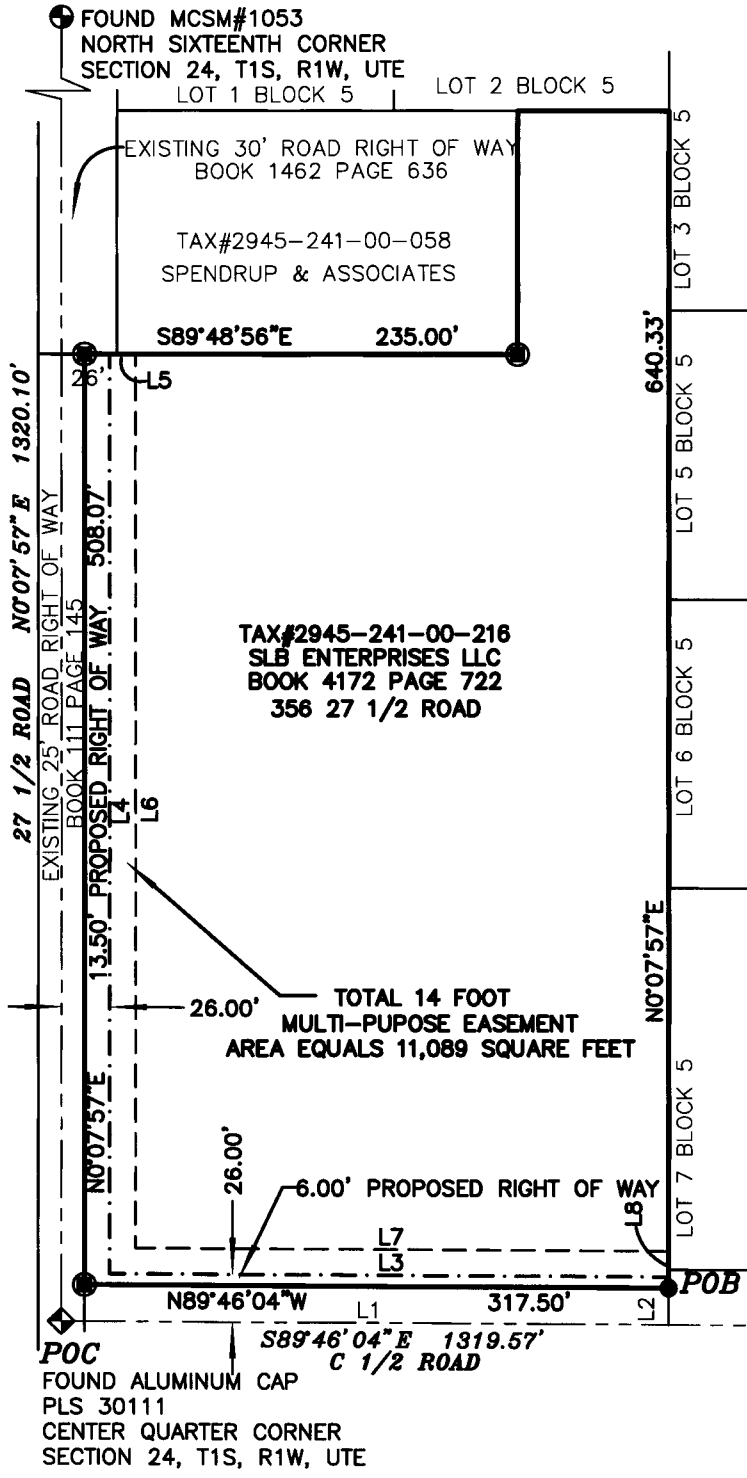
Utah
State of ~~Colorado~~)
Wintan) ss.
County of ~~Mesa~~)

The foregoing instrument was acknowledged before me this 3rd day of August, 2007, by Larry E. Brady, Manager for SLB Enterprises, LLC, A Utah Limited Liability Corporation.

My commission expires: 11-21-10.
Witness my hand and official seal.

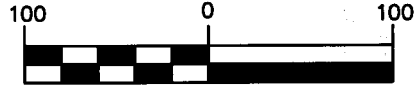


Kathleen W Gray
Notary Public



GRAPHIC SCALE:

1"=100'



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER
- FOUND PRIVATE SURVEY MONUMENT
- RECOVERED No. 5 REBAR PLS 37904
- FOUND No. 5 REBAR PLS 30111
- POINT OF BEGINNING **POB**
- POINT OF COMMENCEMENT **POC**

LINE TABLE

NUM	BEARING	DISTANCE
L1	S89°46'04"E	330.00'
L2	N0°07'57"E	26.00'
L3	N89°46'04"W	304.00'
L4	N0°07'59"E	502.08'
L5	S89°48'56"E	14.00'
L6	S0°07'57"W	488.09'
L7	S89°46'04"E	290.00'
L8	S0°07'57"W	14.00'

LEGAL DESCRIPTION SKETCH

SITUATED IN THE SW 1/4 NE 1/4 SECTION 24, T 1 S, R 1 W, UTE P.M.

356 27 1/2 ROAD

TAX # 2945-241-00-216 OWNER: SLB ENTERPRISES, LLC

CLIENT: SLB JOB #: 2006095 FIELD WORK: PWC

DATE: 3/19/07 DRAWING NAME: LEGAL DRAWN BY: PWC

**POLARIS
SURVEYING**

PATRICK W. CLICK P.L.S. No. 37904
695 36 ROAD
PALISADE, CO 81526
PHONE (970)986-0522