

VAS09COM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	JUAN VASQUEZ DBA KEEPING IT COOL RADIATOR SHOP
PURPOSE:	KEEPING IT COOL RADIATOR SHOP
ADDRESS:	591 NORTH COMMERCIAL DRIVE
FILE #:	SPR-2005-244
PARCEL NO:	2945-102-13-011
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
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

RECEPTION #: 2370406, BK 4380 PG 958 03/21/2007 at
03:49:53 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

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PAGE DOCUMENT

GRANT OF MULTI-PURPOSE EASEMENT

Juan Vasquez, 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 parcel of land, to wit:

A certain multi-purpose easement Located in the Northwest Quarter Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

The east 14' of Lot 10 Block 2, Westgate Park, Mesa County, Colorado.

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 Grantor has good title to the aforescribed premises; 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.

11:57 PM
3/16/2007
VasquezMPE.doc

The foregoing legal description was prepared by:
David M. Morris (PLS 30111)Q.E.D. Surveying Systems, Inc.1018 Colorado Ave., Grand Junction, CO 81501

Executed and delivered this 20th day of March, 2007.

Juan Vasquez
Juan Vasquez

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of March, 2007, by Juan Vasquez.

My commission expires: 10/29/2009
Witness my hand and official seal.

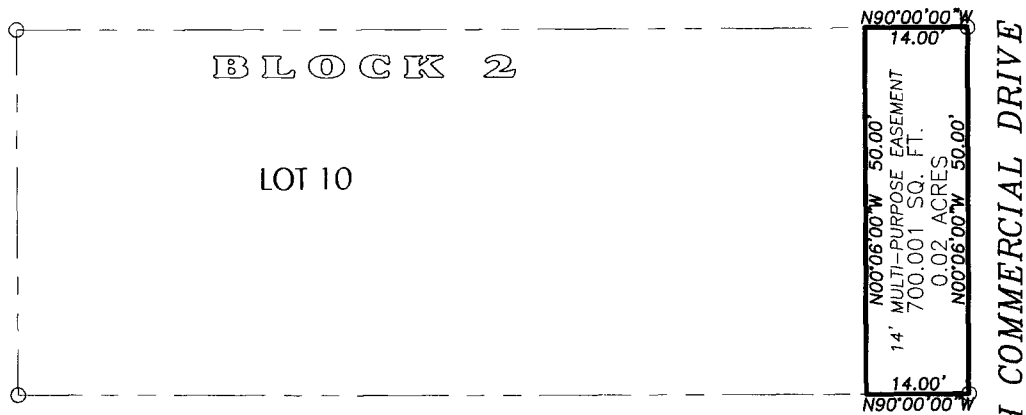


Gayleen Henderson
Notary Public

Exhibit "A"

WESTGATE PARK

(Plat Book-12 Page-134)



Owner:
 JUAN VASQUEZ
 Owners Address:
 525 OPAS PL
 CLIFTON, CO 81520-7980
 Tax ID:
 2945-102-13-011

NORTH COMMERCIAL DRIVE

LEGEND & NOTES

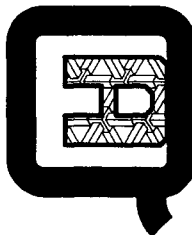
○ NO.5 REBAR W/CAP L.S. 30111

NOTES:

1. THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION- IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

14' Multi-Purpose Easement Dedication

SITUATED IN THE NW1/4 NW1/4 SECTION 10, T1S, R1W OF THE UTE MERIDIAN

FOR: JUAN VASQUEZ	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568</p>	SURVEYED BY: SB (ROBO)
SCALE: 1" = 20'		DRAWN BY: DMM
DATE: 3/07/07		ACAD ID: RADIATOR-ESMNT
		SHEET NO.
		FILE: 2005-220.2