

VOG06HFF

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	JEFF VOGEL DBA AVJV ENTERPRISES, LTD.
PURPOSE:	MULTIPURPOSE EASEMENT DEDICATION FOR REDSTONE PROFESSIONAL PLAZA
ADDRESS:	SW CORNER OF LOT 2 OF HI-FASHION FABRICS
TAX PARCEL NO.:	2945-034-43-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2313941 BK 4143 PG 597-599
04/27/2006 04:35 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChgs \$1.00
DocFee EXEMPT

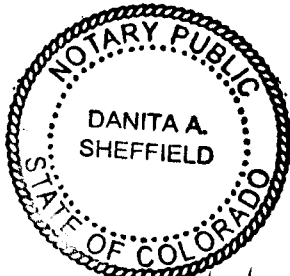
MULTIPURPOSE EASEMENT DEDICATION

The Multipurpose Easement as detailed in "Exhibit A" and depicted in "Exhibit B" to be dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Executed this 16 day of April 2006.

AVJV Enterprises Ltd.
Jeff Vogel

Jeff P. Vogel



My Commission Expires 6/6/06

Danita A. Sheffield

EXHIBIT "A"

Multipurpose Utility and Drainage Easement Agreement

A strip of land situated in the SE 1/4 SE1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian of Mesa County being described as follows:

Beginning at a point on the SW corner of lot 2 of Hi-Fashion Fabrics Subdivision thence N00°05'30"W 268.35' thence N89°54'30"E 5.0' thence S00°05'30"E 267.96' thence S85°45'56"W 5.01' to the point of beginning.

Authored by
Danny D. Vroman
714 Arrowest Rd., Suite A
Grand Junction, Colorado 81505
4/04/06

N 89°54'30" E
5.00'

EXHIBIT B

N 00°05'30" W 260.63'

S 00°05'30" E 267.96'

15.0'

5.0'

LOT 2
REDSTONE BUSINESS PARK
REDSTONE PROFESSIONAL PLAZA
2945-034-43-002

LOT 2
HI-FASHION FABRICS SUBDIVISION
2945-034-18-002

EXISTING EASEMENT

NEW 5' MULTI-PURPOSE EASEMENT

N 00°05'30" W
7.72'

S 85°45'56" W
5.01'

"F" ROAD (PATTERSON)