

WLM06CLX

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	JARED AND JANET WILLIAMS
PURPOSE:	LINKS TRANSPORATION OFFICE
ADDRESS:	2245 COLEX DRIVE
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
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

REC'D # 2354086, BK 4317 PG 241 12/18/2006 at
01.21, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Jared Williams and Janet Williams, 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:

A 14-foot multi-purpose easement Dedicated to the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as:

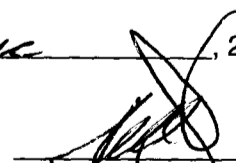
A strip of land along the north line of Lot 3 of Davis/Boggs Subdivision, a replat of Lots 3 and 4 of SWD First Addition as recorded in Plat Book 17 at Page 273 of the Mesa County records, situated in the southeast 1/4 of the southwest 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

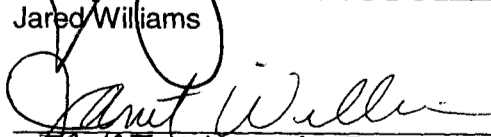
Beginning at the northwest corner of said Lot 3, the basis of bearing being S00°01'50"E along the west line of said Lot 3;
thence S00°01'50"E a distance of 14.02 feet;
thence S86°44'00"E a distance of 234.04 feet;
thence N89°56'49"E a distance of 25.81 feet;
thence S86°55'53"E a distance of 6.68 feet to the east line of said Lot 3;
thence N00°12'30"E a distance of 12.50 feet to the northeast corner of said Lot 3;
thence N86°44'00"W along the north line of said Lot 3 a distance of 266.63 feet to the Point of Beginning.

Said strip of land contains 3,708 square feet 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 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; 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 13 day of Dec, 2006.

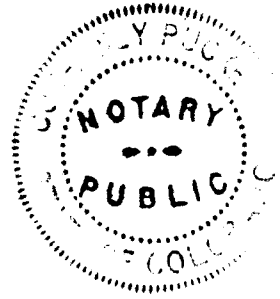


Jared Williams


JANET WILLIAMS

The foregoing legal description was prepared by Steven L. Hagedorn, Colorado P.L.S. 24306, 118 Ouray Ave, Grand Junction, Colorado 81501

Janet .ns



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13TH day of DECEMBER, 2006, by Jared Williams and Janet Williams

My commission expires 1/3/2010.
Witness my hand and official seal.



Notary Public

EXHIBIT A

COLEX DRIVE

Point of Beginning

10' UTILITY EASEMENT dedicated on plat of SWD FIRST ADDITION
Plat Book 12, Page 420

N86°44'00"W

14.02'

S86°44'00"E

3,708 Square Feet

266.63'

234.04'

12.5'

N89°56'49"E
25.81'

F.F. = 4533.60

S86°55'53"E
6.66'

1 - STORY METAL BUILDING

50.0'

60.0'

6.4'

MOBILE OFFICE



364.04'

378.36'

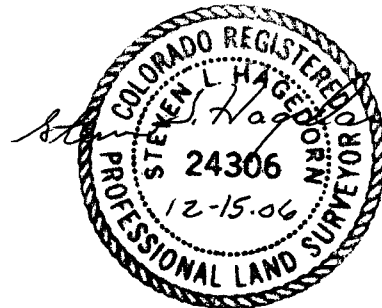
Basis of Bearing from plat of DAVIS/BOGGS SUBDIVISION

S00°01'50"E

S00°12'30"W

Lot 3 of DAVIS/BOGGS SUBDIVISION, a replat of Lots 3 & 4 of
SWD FIRST ADDITION, Mesa County, Colorado, as recorded in
Plat Book 17, at Page 273 of the Mesa County records.
Said parcel contains 2.26 acres more or less.

PROPERTY ADDRESS: 2245 Colex Drive
Parcel # 2701-313-13-003



N89°48'41"W

264.68'

Survey Monument
(typical)



1 INCH = 50 FEET