

WLS0728R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	RONALD AND CYNTHIA WILLSON
PURPOSE:	CROWN SUPPLY WAREHOUSE AND OFFICE
ADDRESS:	380 28 ROAD
FILE#:	SPR-2007-016
TAX PARCEL NO.:	2943-173-00-222
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 # 2409686, BK 4543 PG 577 10/29/2007 at
04:16:52 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County CO CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Ronald Wilson and Cynthia Wilson, as Joint Tenants, Grantors, whose address is 519 31 Road, Grand Junction, CO, 81504, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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, 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 wide tract of land situated in the Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 19 from whence the Northwest Corner of said Section 19 bears N0°13'46"W for a basis of bearings all bearings hereon related thereto; thence along the West line of said Section 19 N0°13'46"W a distance of 239.01 feet; thence S89°41'26"E a distance of 60.00 feet to the Point of Beginning; thence along the East right of way line of 28 Road N0°13'46"W a distance of 423.40 feet; thence leaving said right of way S89°40'21"E a distance of 14.00 feet; thence S0°13'46"E a distance of 423.39 feet; thence N89°41'26"W a distance of 14.00 feet to the Point of Beginning.

Said tract contains 5,927.5 square feet 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantors from installing landscaping features, curbs, gutter, utilities, signs, lighting, art, or similar improvements typically located in Easement areas.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

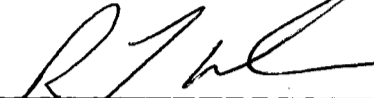
3. Grantors hereby covenant with Grantee they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they will

warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

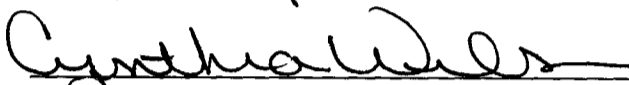
4. Grantee shall indemnify Grantors against and hold them harmless from any claim, demand, liability, loss, cost or expense (including reasonable attorneys' fees) made against or incurred by Grantors as a result of or in connection with Grantee's exercise of the Easement, as well as any unauthorized use of the Grantee's property by Grantee.

5. If the Multi-Purpose Easement is abandoned, Grantors shall have the option to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 23 day of October, 2007.



Ronald Wilson



Cynthia Wilson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of October, 2007 by Ronald Wilson and Cynthia Wilson, as Joint Tenants.

My commission expires June 28 2008

Witness my hand and official seal.



Notary Public

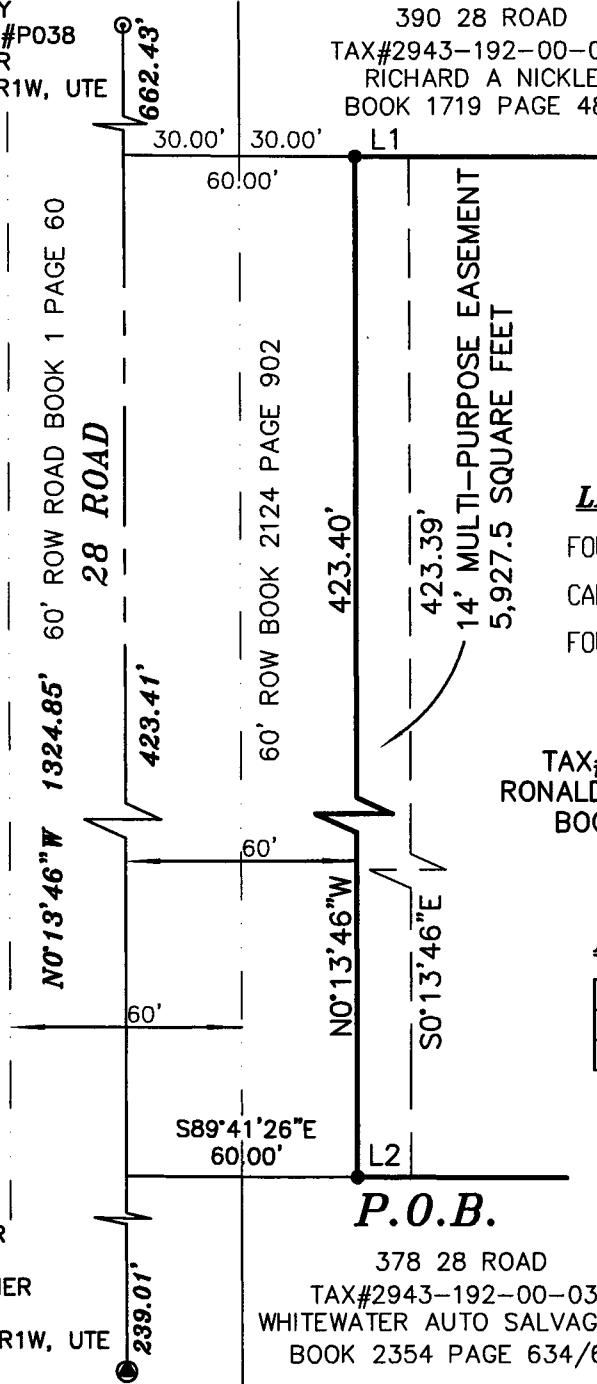
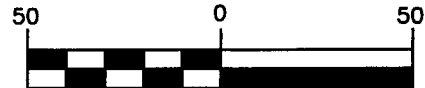


CALCULATED POSITION
FROM MESA COUNTY
SIMS INFORMATION #P038
NORTHWEST CORNER
SECTION 19, T1S, R1W, UTE

390 28 ROAD
TAX#2943-192-00-022
RICHARD A NICKLE
BOOK 1719 PAGE 483



GRAPHIC SCALE:
1"=50'



LEGEND:

- FOUND PRIVATE SURVEY MONUMENT
- CALCULATED POSITION OF ALIQUOT CORNER
- FOUND No. 5 REBAR PLS 27266

TAX#2943-192-00-029
RONALD AND CYNTHIA WILSON
BOOK 4266 PAGE 555
380 28 ROAD

LINE TABLE:

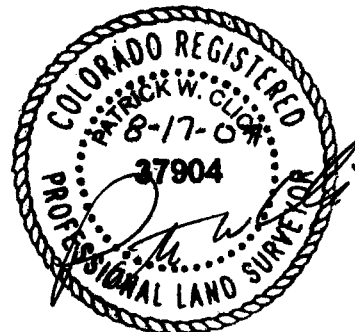
NUM	BEARING	DISTANCE
L1	S89°40'21"E	14.00'
L2	N89°41'26"W	14.00'

P.O.C.

FOUND No.6 REBAR
PLS 24320
NORTH 1/16 CORNER
WEST LINE
SECTION 19, T1S, R1W, UTE

P.O.B.

378 28 ROAD
TAX#2943-192-00-030
WHITWATER AUTO SALVAGE INC
BOOK 2354 PAGE 634/635



LEGAL DESCRIPTION SKETCH

SITUATED IN THE NW ¼ NW ¼ SECTION 19, T 1 S, R 1 W, UTE P.M.
GRAND JUNCTION, MESA COUNTY, COLORADO

380 28 ROAD

POLARIS SURVEYING

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

TAX # 2945-232-02-038

OWNER: WILSON

CLIENT: Vortex
DATE: 2/23/07

JOB #: 2006098
DRAWING NAME: LEGAL

FIELD WORK: JT
DRAWN BY: PWC

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

GRANT OF MULTI-PURPOSE EASEMENT

**Re-Recorded to correct Scrivener's error on
Grant of Multi-Purpose Easement recorded in the
Office of the Mesa County Clerk and Recorder
October 29, 2007, Reception No. 2409686
at Book 4543 Page 577**

Ronald Wilson and Cynthia Wilson, as Joint Tenants, Grantors, whose address is 519 31 Road, Grand Junction, CO, 81504, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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, 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:

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1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantors from installing landscaping features, curbs, gutter, utilities, signs, lighting, art, or similar improvements typically located in Easement areas.

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Executed and delivered this 27 day of November, 2007.



Ronald Wilson



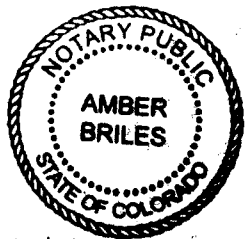
Cynthia Wilson

State of Colorado)
)ss.
County of Mesa)

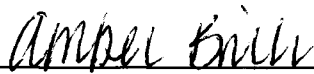
The foregoing instrument was acknowledged before me this 27th day of NOVEMBER, 2007 by Ronald Wilson and Cynthia Wilson, as Joint Tenants.

My commission expires 2/9/08.

Witness my hand and official seal.



My Commission Expires 02/09/2008



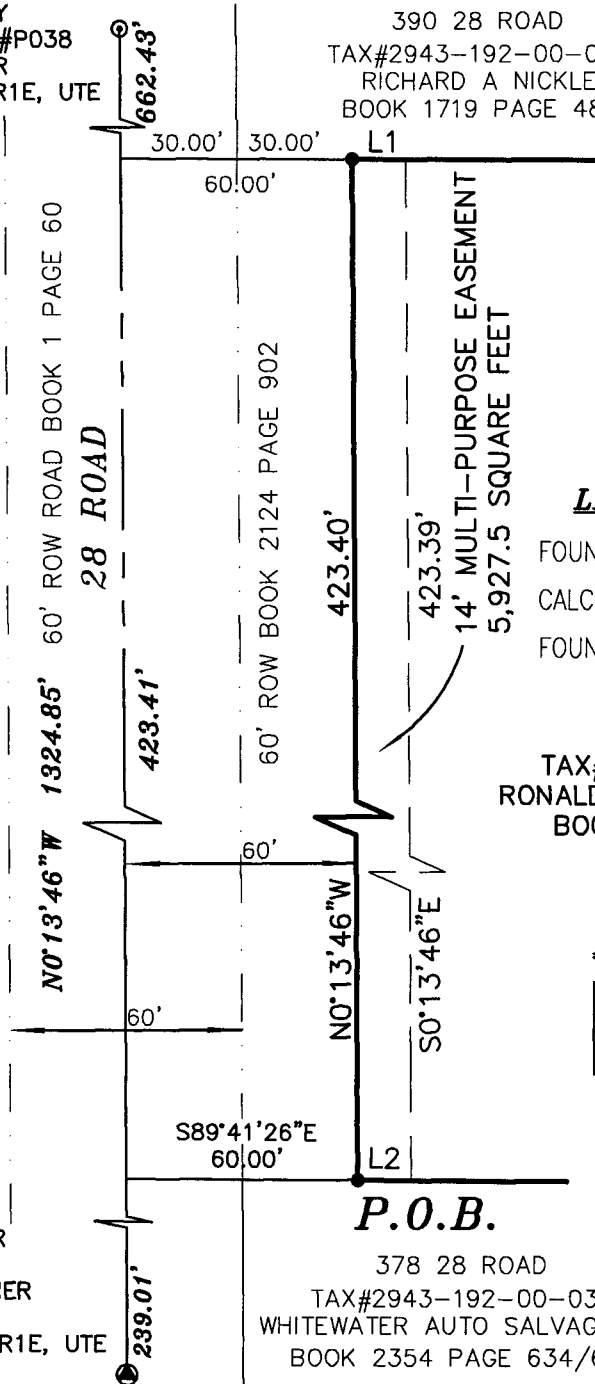
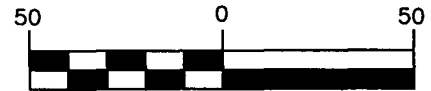
Notary Public

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CLIENT: Vortex
DATE: 2/23/07

JOB #: 2006098
DRAWING NAME: LEGAL

FIELD WORK: JT
DRAWN BY: PWC

**POLARIS
SURVEYING**

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