

WVL02VAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: MULTI-PURPOSE EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: WEST VALLEY  
DEVELOPMENTS, LLC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT  
16 OF VALLEY WEST SUBDIVISION

PARCEL NO.: 2697-361-03-016

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2092823 12/12/02 0330PM  
MONIKA TODD CLK&REC MESA COUNTY Co  
REC FEE \$20.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF EASEMENT IN GROSS**

WEST VALLEY DEVELOPMENTS, LLC, a Colorado limited liability company, 1111 S. 12th Street, Grand Junction, Colorado 81501, Grantor, being the owner of Lot 16, Valley West Subdivision, Grand Junction, Mesa County, Colorado (the "Grantor Property"), for valuable consideration the receipt and sufficiency is hereby acknowledged, hereby sells, conveys and quitclaims to the City of Grand Junction, 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, a non-exclusive easement in gross (the "Easement") for the purpose of installing, constructing, operating, maintaining, repairing and replacing underground utilities and irrigation pipes, all without cost or expense to the Grantor, on, along, over, under, through and across the Easement the location of which is more particularly described on Exhibit A, attached hereto and by this reference made a part hereof. The Easement is depicted on the survey plat of the Easement attached as Exhibit B and by this reference made a part hereof. The beneficiaries of this Easement are the Grantee and others approved by the Grantee from time to time (collectively the "Easement Beneficiaries")

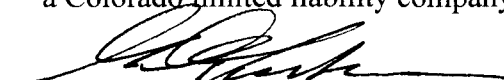
This Easement is granted, together with the right, at no expense to the Grantor, to remove objects interfering with the Easement Beneficiaries' use of the Easement, including the trimming of trees and bushes and the cutting or penetration of road or path surfaces as may be required to permit the operation of standard utility construction or repair machinery, subject to the terms and conditions contained herein.

Grantor reserves the right to use and occupy the Easement for any purpose consistent with the right and privileges above granted and which will not unreasonably interfere with any of the Easement Beneficiaries' facilities therein or the use thereof. Grantor reserves the right to construct roads and paths, paved or otherwise, across and over the Easement in locations and at times in the discretion of the Grantor, subject to the Grantee's police powers, and to utilize the Easement for access to the Grantor Property at any location on and over the Easement so long as such uses do not unreasonably interfere with the purpose of this Grant.

Upon completion of its work in installing, maintaining or repairing utilities in the Easement, an Easement Beneficiary shall return the surface of the Easement to the level and condition of the Easement immediately prior to the Easement Beneficiary's work

Signed this 12 day of November, 2002

WEST VALLEY DEVELOPMENTS, LLC  
a Colorado limited liability company

  
Gerald A. Tucker, Manager

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

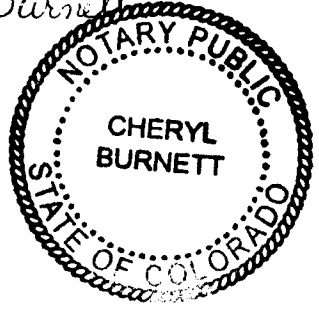
The foregoing GRANT OF EASEMENT IN GROSS was executed before me this 12th day of November, 2002, by Gerald A. Tucker as of WEST VALLEY DEVELOPMENTS, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 1/3/05

*Cheryl Burnett*

Notary



**EXHIBIT A**

**14' Multipurpose Easement Description**

BEING a parcel of land for a 14' multipurpose easement located on Lot 16 of Valley West Subdivision, as shown on plat recorded in Plat Book 12, Pages 166 and 167 and more particularly described as follows:

Commencing at the East Quarter corner (E1/4) of Section 36, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, whence the Northeast Corner of the SE1/4 NE1/4 of said Section 36 bears North 00 degrees 05 minutes 28 seconds East, a distance of 1320.85 feet, for a basis of bearings, with all bearings contained herein relative thereto;

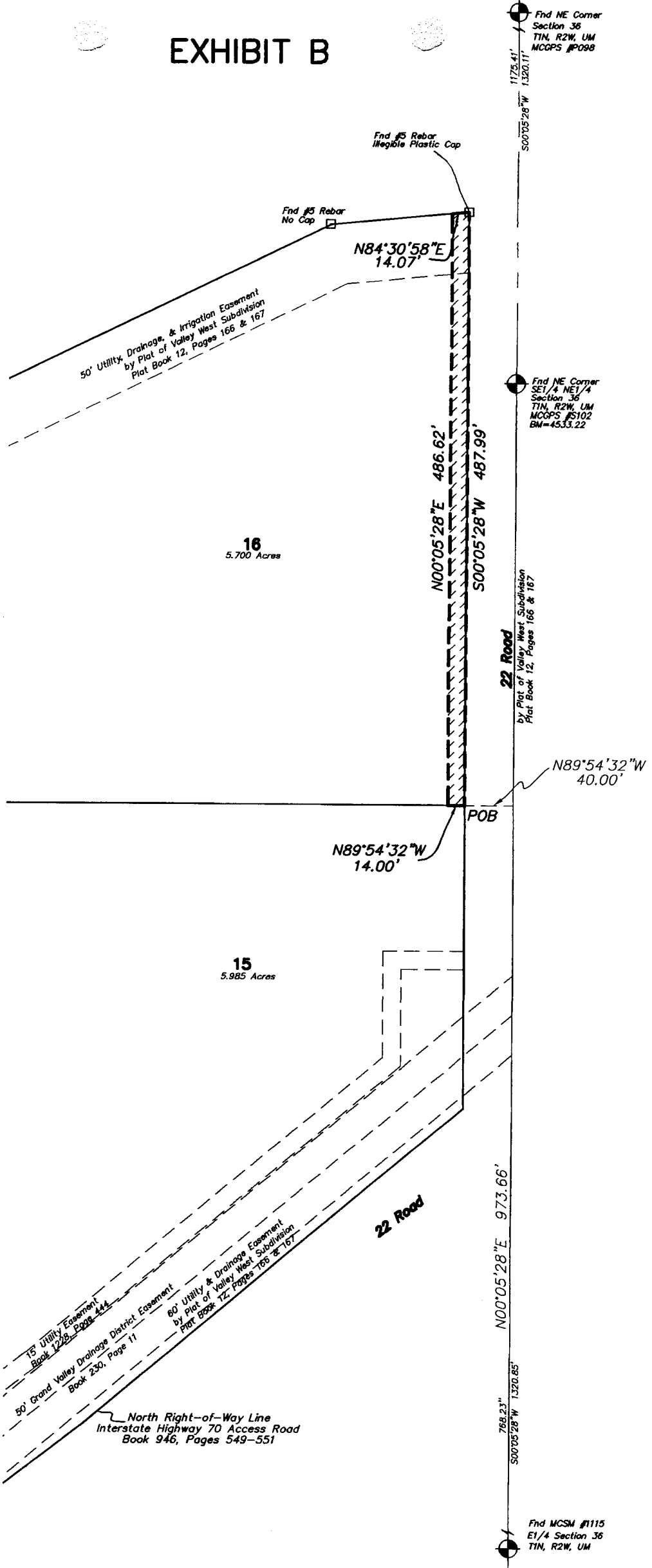
thence North 00 degrees 05 minutes 28 seconds East, a distance of 973.66 feet; thence North 89 degrees 54 minutes 32 seconds West, a distance of 40.00 feet to the Southeast corner of said Lot 16, the Point of Beginning; thence, along the South line of said Lot 16, North 89 degrees 54 minutes 32 seconds West, a distance of 14.00 feet; thence North 00 degrees 05 minutes 28 seconds East, a distance of 486.62 feet; thence North 84 degrees 30 minutes 58 seconds East, a distance of 14.07 feet, to the East lot line of said Lot 16; thence, along said East line of Lot 16, South 00 degrees 05 minutes 28 seconds West, a distance of 487.99 feet to the Point of Beginning.

Said parcel containing an area of 0.157 acres, as described.



2002-32-14fesmt.doc  
 Prepared by:  
 Patrick R. Green, PLS17485  
 LANDesign, L.L.C.  
 244 North 7<sup>th</sup> Street  
 Grand Junction, CO 81501

# EXHIBIT B



SCALE: 1" = 100'

