

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECORDATION # 2348899, BK 4294 PG 135 11 15 2006 at
01:47 PM 1 OF 4 R \$20.00 S \$1.00 EXEMPT Doc
Code EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

The Board of County Commissioners of Mesa County, Colorado, 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 parcel of land for a multipurpose easement situate in the NE 1/4 NE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

An easement across Block 149 of the Grand Junction Colo. Second Division Survey as Amended, recorded in the Mesa County records, January 22, 1909 at Reception No. 80773 and the vacated alleys of said Block 149; said easement being described as follows:

Beginning at a point on the east line of said Block 149, whence the southeast corner of Lot 15 of said Block 149 bears South 00°04'34" West, a distance of 13.35 feet;
Thence along the east line of said Block 149, South 00°04'34" West, a distance of 37.22 feet;
Thence North 89°55'26" West, a distance of 19.43 feet;
Thence North 00°07'50" East, a distance of 17.56 feet;
Thence North 89°52'10" West, a distance of 6.67 feet;
Thence South 00°26'43" West, a distance of 5.82 feet;
Thence North 89°52'10" West, a distance of 66.66 feet;
Thence North 00°07'50" East, a distance of 11.33 feet;
Thence North 89°52'10" West, a distance of 40.00 feet;
Thence South 00°07'50" West, a distance of 11.33 feet;
Thence North 89°52'10" West, a distance of 47.33 feet;
Thence South 00°07'50" West, a distance of 7.75 feet;
Thence North 89°50'18" West, a distance of 25.75 feet to the west line of the vacated east-west alley;
Thence along said west line, North 00°02'59" East, a distance of 10.00 feet to the centerline of the vacated east-west alley;
Thence along the centerline of said vacated alley, South 89°50'18" East, a distance of 63.01 feet to its intersection with the centerline of the vacated north-south alley;
Thence along the centerline of said vacated north-south alley, North 00°03'43" East, a distance of 22.60 feet;
Thence North 89°51'31" East, a distance of 142.86 feet to the Point of Beginning.

Containing 3672 square feet (0.084 acres), 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,

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

Executed and Delivered this 2nd day of November, 2006.

The Board of County Commissioners of
Mesa County Colorado

By:

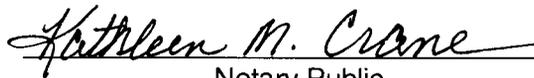

Commissioner
County Administrator

State of Colorado)
)ss.
County of Mesa)

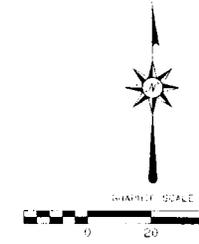
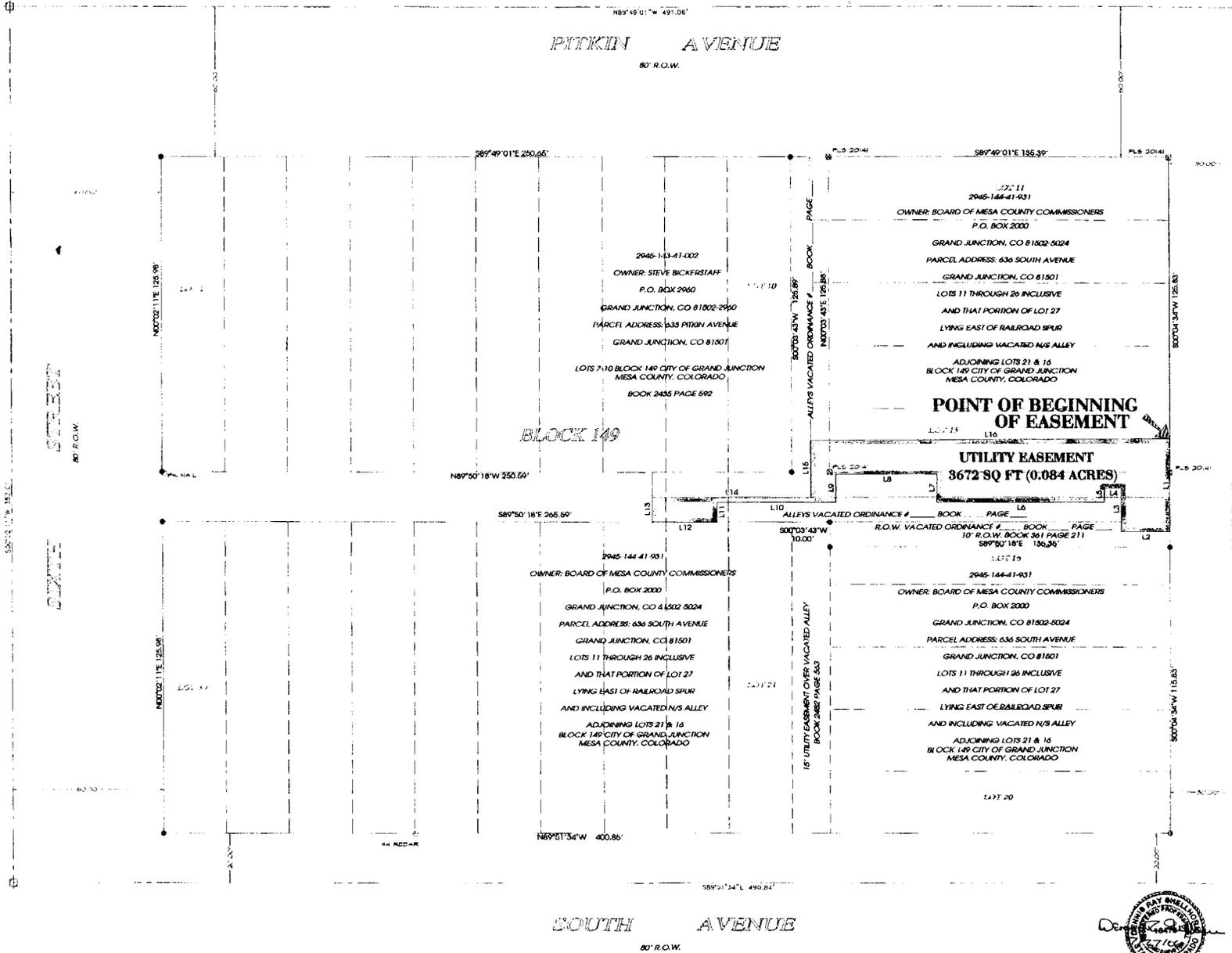
The foregoing instrument was acknowledged before me this 2nd day of November, 2006, by ~~The Board of County Commissioners of Mesa County Colorado~~, by Jon Peacock, ~~Commissioner~~ County Administrator

My commission expires: 11/1/2008
Witness my hand and official seal.




Notary Public

EASEMENT EXHIBIT



- LEGEND
- EASEMENT
 - EASEMENT MONUMENT
 - FOUND SURVEY MARKER AS SET BY DEBARCAP PLS. 194

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°04'34"W	10.00'
L2	N87°56'26"W	10.00'
L3	N00°07'50"E	10.00'
L4	N87°52'10"W	10.00'
L5	S00°26'43"W	10.00'
L6	N87°52'10"W	10.00'
L7	N00°07'50"E	10.00'
L8	N87°52'10"W	10.00'
L9	N00°07'50"E	10.00'
L10	N87°52'10"W	10.00'
L11	S00°07'50"W	10.00'
L12	N87°50'18"W	10.00'
L13	N00°02'59"E	10.00'
L14	S87°50'18"E	10.00'
L15	N00°03'43"E	10.00'
L16	N89°51'31"E	10.00'

- LIST OF SYMBOLS AND ABBREVIATIONS
- N. NORTH
 - S. SOUTH
 - E. EAST
 - W. WEST
 - T. TOWNSHIP
 - R. RANGE
 - R.O.W. RIGHT-OF-WAY
 - PLS. PROFESSIONAL LAND SURVEYOR
 - SQ. FT. SQUARE FEET

BASED UPON ASSUMPTION THAT THE PROPERTY IS BOUND BY THE CORNERS OF THE SECTION. THE SURVEY IS BASED UPON A 20' BOUNDARY BETWEEN THE CITY STREET AND SOUTH AVENUE AND BETWEEN SOUTH AVENUE AND PITKIN AVENUE. THE 10' R.O.W. IS SHOWN AS A DASHED LINE.



EASEMENT EXHIBIT MESA COUNTY

SECTION: NE1/4 NW1/4 S23 T36N R10E
THOMPSON-LANGFORD & ASSOCIATES
 Grand Junction, CO 81505
 Date of Survey: Jan 2008 Filed Surveyor: SLG
 Drawn: DRS Checked: Approved: DRS
 S:\Survey\1071 Mesa County\033\DRH\0710036-MC.E

This exhibit is a graphical representation of a written description, and is provided as a condition of approval by the City of Grand Junction. It is NOT a survey. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.