

WHEN RECORDED RETURN TO:
City of Grand Junction
City Attorney
250 N. 5th Street
Grand Junction, CO 81501

RECEPTION #: 2733990, BK 5760
PG 630 08/12/2015 at 01:27:51 PM, 1
OF 3, R \$20.00 S \$1.00 EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

GRANT OF MULTIPURPOSE EASEMENT

The City of Grand Junction, a Colorado home rule municipality, Grantor, whose address is 250 N. 5th Street, Grand Junction, Colorado 81501, 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 N. 5th Street, Grand Junction, Colorado 81501, a Perpetual Multipurpose 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 certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

A 14.00 foot wide parcel of land, the Northerly and Westerly line being coincident with the Southerly and Easterly right of way for West Ridges Boulevard, as now laid out and in use (07-2015), lying entirely within and being a portion of, Tract A, Redlands Mesa Filing 1, as same is recorded in Plat Book 17, Pages 354 through 362, Public Records of Mesa County, Colorado.

The easement is depicted on the attached Exhibit "A"

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.

Executed and delivered this 11 day of August, 2015.



Attest:

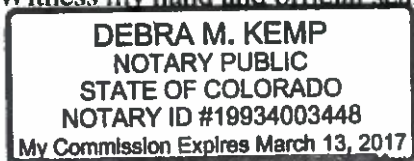
Stephanie Tuin
Stephanie Tuin, City Clerk

Tim Moore
Tim Moore, Interim City Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of August, 2015, by Tim Moore, Interim City Manager.

My commission expires 3/13/2017.
Witness my hand and official seal.



Debra M. Kemp
Notary Public

EXHIBIT "A"

NE 1/4 SE 1/4
SEC 20, TWP 1S, RGE 1W
UTE MERIDIAN

NW 1/4 SE 1/4
SEC 20, TWP 1S, RGE 1W
UTE MERIDIAN



SE 1/4 SE 1/4
SEC 20, TWP 1S, RGE 1W
UTE MERIDIAN

SW 1/4 SE 1/4
SEC 20, TWP 1S, RGE 1W
UTE MERIDIAN

WEST RIDGES BOULEVARD

14' MULTIPURPOSE EASEMENT

MARIPOSA DRIVE

PARCEL 15B

CITY OF GRAND JUNCTION
TRACT A
2945-204-01-941
REDLANDS MESA FILING 1
(PLAT BOOK 17, PAGE 354)

EASTERLY LIMITS OF TRACT A

14' MULTIPURPOSE EASEMENT

PARCEL 15A

TRACT A

EAST LINE OF SECTION 20, TWP 1S, RGE 1W, UTE MERIDIAN

WEST RIDGES BOULEVARD

LEDGES AT
REDLANDS MESA
BK 5748, PG 239

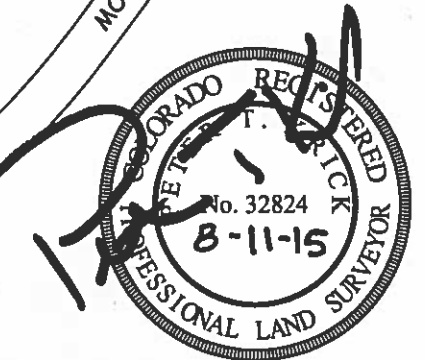
MONUMENT ROAD

14' MULTIPURPOSE EASEMENT

LOT 1
BLK 1

CITY OF GRAND JUNCTION
TRACT A
2945-204-01-941
REDLANDS MESA FILING 1
(PLAT BOOK 17, PAGE 354)

CITY OF GRAND JUNCTION
TRACT A
2945-204-01-941
REDLANDS MESA FILING 1
(PLAT BOOK 17, PAGE 354)



1 inch = 250 ft.

Lineal Units = U.S. Survey Foot

SHEET 2 OF 2

DRAWN BY: P.T.K.
DATE: 07-16-2015
SCALE: 1" = 250'
APPR. BY: J.B.

CITY OF GRAND JUNCTION
14' MULTIPURPOSE EASEMENT
2945-204-01-941

CITY OF
Grand Junction
COLORADO