2279999 BK 4012 PG 792-793 10/11/2005 01:42 PM Janice Ward CLK&REC Mesa County, CO RecFee \$10.00 SurChy \$1.00 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Carl A. Cox and Noreen E. Cox, Grantors, for and in consideration of the sum of One Thousand Five Hundred Ninty Two 95/100 Dollars (\$1,592.95), 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, one (1) 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, fill slopes and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

See 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 Easements, 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 areas shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures 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 areas, the said Grantors hereby further covenanting with Grantee that they have good title to the aforedescribed premises; that they have good and lawful right to grant these Easements; that they will warrant and defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed as	nd delivere	d this	day of October 2005
			Carl A. Cox
			Mocen E Cox
State of Colorado)	
Courte of Man)ss.	
County of Mesa)	
The foregoi	ing instrum	ent was ack	cnowledged before me this day of October, 2005,
by Carl A. Cox and	Noreen E.	Cox.	

Clause D Notary Public

WHEN RECORDED RETURN TO: H.C. PECK & ASSOCIATES, INC. ATTN: CLAUDIA ROSSMAN 2529 HIGH COUNTRY CT. GRAND JUNCITON, CO 81501

RIVERSIDE PARKWAY PARCEL F-69

Carter::Burgess

December 12, 2004 071514.402.1.0025 707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240 Fax: 303.820.2402

PROPERTY DESCRIPTION Parcel No. PE F-22 Rev

A parcel of land being a portion of a tract of land described in Book 3106 at Page 104, recorded on July 1, 2002 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped \$13/\$18/\$24/\$19);

THENCE S63°48'24"E a distance of 68.81 feet to the POINT OF BEGINNING;

THENCE S89°39'18"E along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 19 a distance of 124.58 feet;

THENCE S00°20'42"W along the easterly line of said tract of land described in Book 3106 at Page 104 a distance of 13.84 feet;

THENCE N89°38'10"W a distance of 114.97 feet;

THENCE S45°43'14"W a distance of 27.95 feet;

THENCE S00°13'46"E a distance of 56.04 feet;

THENCE N89°25'42"W along the southerly line of said tract of land described in Book 3106 at Page 104a distance of 4.00 feet;

THENCE N00°13'46"W along the westerly line of said tract of land described in Book 3106 at Page 104a distance of 75.17 feet;

THENCE N45°43'14"E a distance of 20.34 feet to the POINT OF BEGINNING.

Containing 2,317 square feet, (0.053 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by
Date: 12/24/24/251
Marla Mellor N 2 mber, PLS 24
For and on habour 12/2 Conton & Dis-

For and on behalf of Carter & Bloomss, Inc