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Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Rena Lee Barger, Grantor, for and in consideration of the sum of Three Thousand Three Hundred Forty Four and 50/100 Dollars (\$3,344.50), 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, 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" for Riverside Parkway Parcel No. PE F-21Rev4, dated March 16, 2005, 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 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, the said Grantor hereby covenanting with Grantee that the Easement area 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 area, the said Grantor hereby further covenanting with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

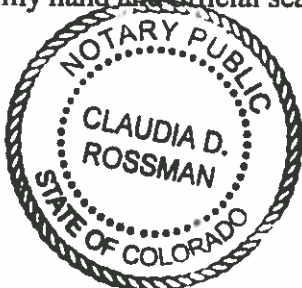
Executed and delivered this 5 day of April, 2005.

Rena Lee Barger
Rena Lee Barger

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5 day of April, 2005, by Rena Lee Barger.

My commission expires 10/17/2006.
Witness my hand and official seal.



Claudia D. Rossman
Notary Public

Revised: March 16, 2005
October 4, 2004
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel No. PE F-21Rev4

A parcel of land being a portion of that part of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

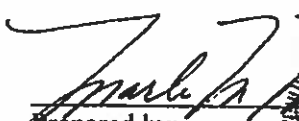
COMMENCING at the Northeast Corner of said Section 24 (a 2 1/2" MCSM brass cap stamped S13/S18/S23/S19), whence the East Sixteenth corner of said Section 24 (a found aluminum cap stamped "E1/16 S13/S24") bears N89°59'05"W a distance of 1310.86 feet;
THENCE S44°53'34"W a distance of 42.34 feet to the POINT OF BEGINNING;

THENCE S00°13'46"E along the westerly right-of-way of 28 Road as evidenced by road petition recorded in Mesa County Commissioners Book 1, Page 60 & 180 a distance of 50.00 feet;
THENCE N89°59'05"W a distance of 29.54 feet;
THENCE N00°13'50"E a distance of 36.00 feet;
THENCE N89°59'19"W to a point in the westerly line of a tract of land described by Warranty Deed filed in Book 2152 at Page 472, Reception Number 1720778 in the Mesa County Clerk and Recorders Office a distance of 171.73 feet;
THENCE N00°10'43"W a distance of 14.02 feet;
THENCE S89°59'05"E along the southerly right-of-way of "D" Road as evidenced by road petition recorded in Mesa County Commissioners Book 1, Page 5 & 7 a distance of 200.97 feet to the POINT OF BEGINNING.

Above described parcel contains 3,874 square feet (0.089 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.

Currently 1,219 square feet (0.028 acres), more or less, is east of the easterly line of the access easement described in Book 209 at Page 710, Mesa County Clerk and Recorder's Office.

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: 3/16/05
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess
