

2248825 BK 3877 PG 287-288
04/15/2005 04:36 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

2248347 BK 3875 PG 833
04/13/2005 04:39 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Wayne A. Farley and Robbin Farley, Grantors, for and in consideration of the sum of two Thousand four Hundred Seventy Five and 00/100 Dollars (\$2,475.00), 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, 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-29, dated December 13, 2004, attached hereto and incorporated herein by reference.

This document is being re-recorded to include Exhibit "A", originally omitted.

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 Grantors 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 they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 13 day of April, 2005.

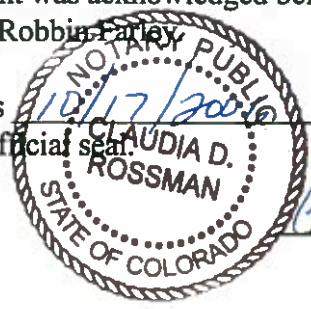

Wayne A. Farley


Robbin Farley

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13 day of April, 2005, by Wayne A. Farley and Robbin Farley

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




Notary Public

February 22, 2005
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel PE F-29

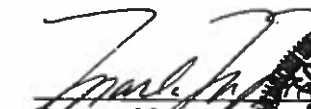
A parcel of land being a portion of a tract of land described in Book 2755 at Page 458, recorded on September 29, 2000 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) whence the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) bears N89°39'18"W a distance of 2654.48 feet;
THENCE S87°37'11"W a distance of 630.94 feet to the POINT OF BEGINNING;

THENCE S00°00'00"W along the easterly line of said tract of land described in Book 2755 at Page 458 a distance of 13.97 feet;
THENCE N89°39'20"W a distance of 236.24 feet;
THENCE N00°00'00"W along the westerly line of said tract of land described in Book 2755 at Page 458 a distance of 13.98 feet;
THENCE S89°39'18"E a distance of 236.24 feet to the POINT OF BEGINNING.

The above described parcel contains 3301 square feet, (0.076 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: 2/25/05
Marla Mellor McGinnis, PLS 24961
For and on behalf of Carter & Burgess, Inc.



Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.