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 04/13/2005 04:39 PM
 Janice Ward CLK&REC Mesa County, CO
 RecFee \$15-00 SurChs \$1.00
 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Shantane Palmer and Rhonda K. Palmer, Grantors, for and in consideration of the sum of **ONE THOUSAND TWO HUNDRED FIFTY NINE NO/100 DOLLARS (\$1,259.00)**, 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, two Perpetual Multi-Purpose Easements 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 premises, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference (PE F-18)
 See Exhibit "B" attached hereto and incorporated herein by reference (PE F-63)

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 areas shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures, or 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 Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; 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 11 day of April, 2005.

[Signature]
 Shantane Palmer

[Signature]
 Rhonda K. Palmer

State of Colorado)
)ss.
 County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of April, 2005, by Shantane Palmer.

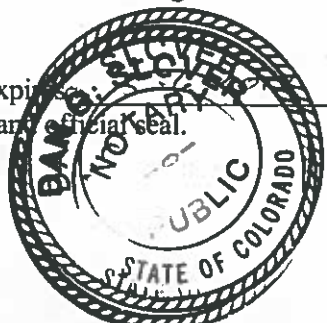
My commission expires _____
 Witness my hand and official seal. [Signature]
 Notary Public



State of Colorado)
)ss.
 County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of April, 2005, by Rhonda K. Palmer.

My commission expires _____
 Witness my hand and official seal. [Signature]
 Notary Public



Riverside Parkway

Parcels No. PE F-18, PE F-63

PROPERTY DESCRIPTION
Parcel PE F-18


A parcel of land being a portion of a tract of land described in Book 1781 at Page 577, recorded on March 29, 1990, in the Mesa County Clerk and Recorder's office, less and except any portion lying within D Road, being in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) whence the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), bears N89°59'29"W a distance of 1311.17 feet;
THENCE S87°37'38"E a distance of 729.28 feet to the POINT OF BEGINNING:

THENCE S89°59'05"E along the southerly line of D Road a distance of 101.22 feet;
THENCE S00°00'00"W a distance of 14.03 feet;
THENCE N89°59'19"W a distance of 101.19 feet;
THENCE N00°06'57"W a distance of 14.04 feet to the POINT OF BEGINNING.

Containing 1,420 square feet, (0.033 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"Alumna.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: 12/14/04
Marla Mellor McOwen, PLS 24961
For and on behalf of Carter & Burgess, Inc.



K:\071514-Riverside\Desc\parcels\FV-18PE.doc

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. Nixon & Laird Architects/Engineers, P.C

January 26, 2005
071514.402.1.0025

EXHIBIT "B"

PROPERTY DESCRIPTION
Parcel No. PE F-63Rev1

A parcel of land being a portion of a tract of land described in Book 2427 at Page 339, recorded on April 10, 1998 at Mesa County Clerk and Recorder's office lying in the Northeast Quarter 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:

BEGINNING at the Northeast Corner of said Section 24 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19), THENCE S86°18'19"W, a distance of 463.63 feet to the POINT OF BEGINNING;

THENCE S00°13'24"E, along the easterly line of a road right of way as conveyed in a deed recorded February 2, 1955 in Book 632 at Page 205 at Mesa County Clerk and Recorder's office a distance of 14.03 feet;

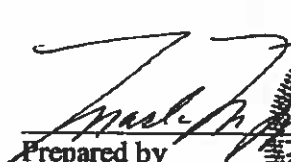
THENCE N89°59'19"W, a distance of 18.38 feet;


THENCE N00°00'00"E, along the westerly line of a road right of way as conveyed in a deed recorded February 2, 1955 in Book 632 at Page 205 at Mesa County Clerk and Recorder's office a distance of 14.03 feet;

THENCE S89°59'05"E, along a line being 30.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter of Section 24 a distance of 18.33 feet to the POINT OF BEGINNING.

Containing 258 square feet, (0.006 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 **24961**
Date: 1-25-05
Marla Mellor McOmber, S. 24961
For and on behalf of Carter & Burgess, Inc.



WHEN RECORDED RETURN TO:

H.C. Peck & Associates, Inc.

Attn: LaChelle Harris

P.O. Box 480306

Denver, CO 80248-0306

CONSENT TO EASEMENT

Charles H. Moore and Rhonda Joy Jennings, as holders of a private road right-of-way by virtue of that certain Warranty Deed dated the 29th day of January, 1955, and recorded February 2, 1955 in Book 632 at Page 205 in the office of the Mesa County Clerk and Recorder, hereby join in and consent to the granting of a Perpetual Multi-Purpose Easement by Shantane Palmer and Rhonda K. Palmer to the City of Grand Junction, a Colorado home rule municipality, on, along, over, under, through and across the following described premises situate in the County of Mesa, State of Colorado, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Executed and delivered this 25 day of February, 2005.

Charles H. Moore
Charles H. Moore

Rhonda Joy Jennings
Rhonda Joy Jennings

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25 day of February, 2005, by Charles H. Moore and Rhonda Joy Jennings.

My commission expires 5/23/05.
Witness my hand and official seal.



Allan O. Friesen
Notary Public

*Riverside Parkway
Parcel No. PE F-63*

January 26, 2005
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel No. PE F-63Rev1

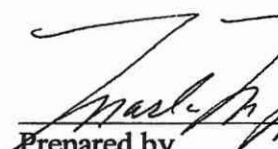
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THENCE S89°59'05"E, along a line being 30.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter of Section 24 a distance of 18.33 feet to the POINT OF BEGINNING.

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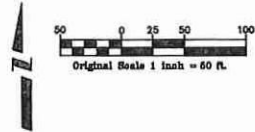

Prepared by **24961**
Date: 1-25-05
Marla Mellor McOmb, PLS 24961
For and on behalf of Carter & Burgess, Inc.



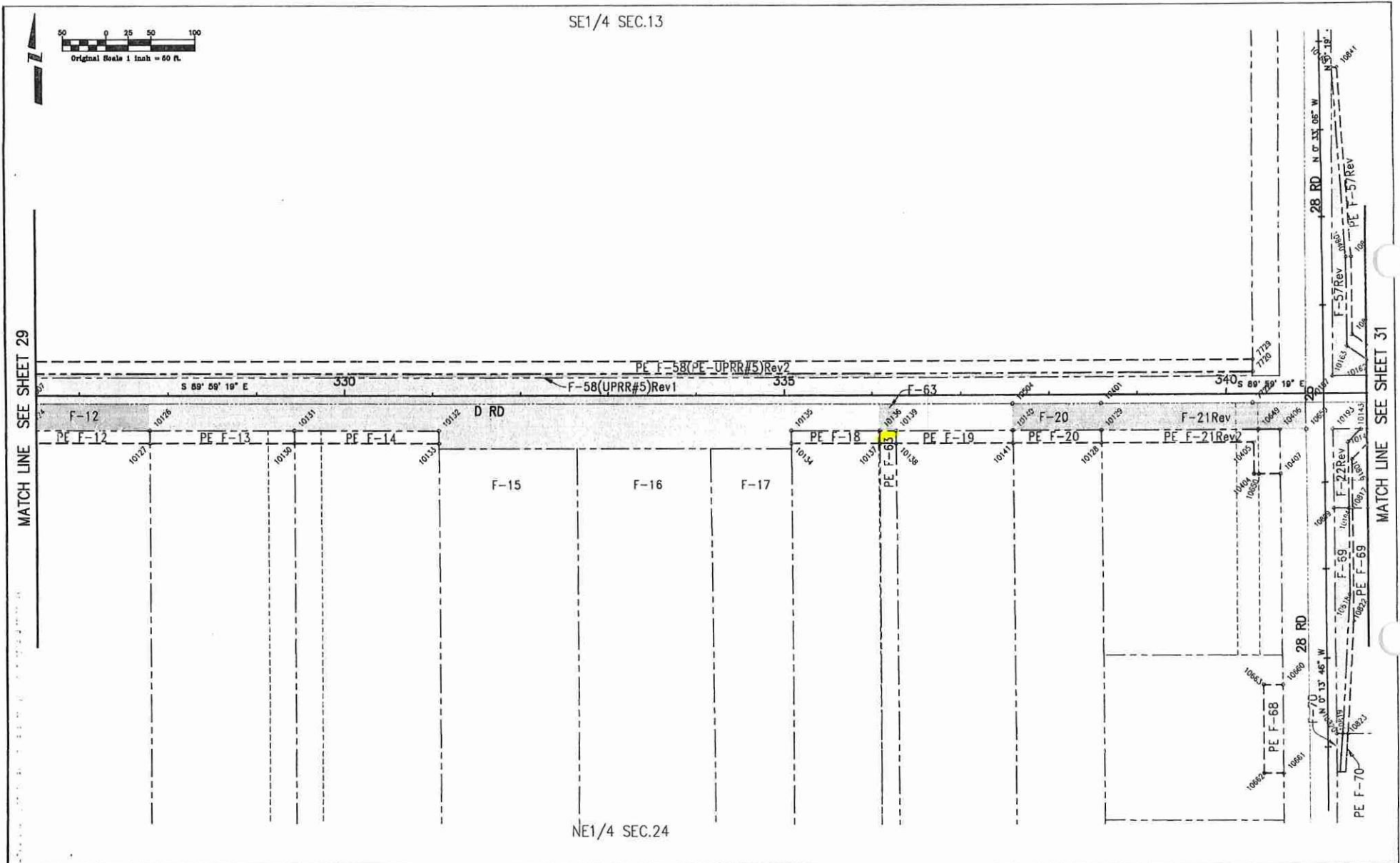
Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.

K:\071514-Riverside\Desig\parcels\PE F-63 Rev1.doc C&B Architects/Engineers, P.C. C&B Nevada, Inc.

SE1/4 SEC.13



MATCH LINE SEE SHEET 29



MATCH LINE SEE SHEET 31

NE1/4 SEC.24

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			DESIGNED BY	DATE
REVISION			CHECKED BY	DATE
REVISION			APPROVED BY	DATE

ORIGINAL SCALE	
PLAN	PROFILE
HORIZ.	HORIZ.
	VERT.

Grand Junction
Carter Burgess

Riverside Parkway

RIGHT OF WAY PLANS
RIVERSIDE PARKWAY
24 ROAD TO 29 ROAD