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03/31/2005 01:16 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

James H. Cardin and Joan A. Cardin, Grantors, for and in consideration of the sum of **Two Thousand Seven Hundred Ninety Five and 00/100 Dollars (\$2,795.00)**, 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 and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

See Exhibit "A" for Parcel PE F-30, dated February 25, 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 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 Grantors 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 31 day of March, 2005.

James H. Cardin
James H. Cardin

Joan A. Cardin
Joan A. Cardin

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of March, 2005, by James H. Cardin and Joan A. Cardin.

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

Claudia D. Rossman
Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: PATTY VALDEZ
P.O. BOX 480306
DENVER, CO 80248-0306

Riverside Parkway Parcel No. PE F-30

February 22, 2005
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel PE F-30


A parcel of land being a portion of a tract of land described in Book 1697 at Page 605, recorded on June 15, 1988 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 S86°21'21"W a distance of 431.21 feet to the POINT OF BEGINNING;

THENCE S00°06'38"E along the easterly line of said tract of land described in Book 1697 at Page 605 a distance of 13.97 feet;
THENCE N89°39'20"W a distance of 200.09 feet;
THENCE N00°00'00"W along the westerly line of said tract of land described in Book 1697 at Page 605 a distance of 13.97 feet;
THENCE S89°39'18"E a distance of 200.06 feet to the POINT OF BEGINNING.

The above described parcel contains 2795 square feet, (0.064 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
Maria Mellor McCombs, 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.