2246832 BK 3869 PG 610-611 04/05/2005 03:19 PM Janice Ward CLK&REC Mesa County, CO RecFee \$10.00 SurChy \$1.00 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Carter Holdings, Inc. & L. W. Page Holdings, Inc., Grantors, for and in consideration of the sum of One Thousand Eight Hundred forty Six 00/100 Dollars (\$1,846.00), 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, 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:

Riverside Parkway Parcel No. PE F-19 dated December 14, 2005, as more particularly described in 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 Grantor 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 Grantor hereby further covenanting with Grantee that he has good title to the aforedescribed premises; that he has good and lawful right to grant these Easements; that he will warrant and defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

WHOHESOCYCI.				
Executed and deliv	vered this <u>5</u>	day of April	, 2005	
*		and congains	e, Owner, L.W. Page Presi	dent
State of Colorado)			
County of Mesa)ss.)	17		
The foregoing inst	rument was ackn	nowledged before me this	s 5 day of As	, 2005,
by Terry S. Coutee.		3		11/2 - 2
My commission ex Witness my hand a	3 00 1 3 3	PUBLIC ADMIN	die DX	O MARKE

WHEN RECORDED RETURN TO: H.C. Peck & Associates, Inc. Attn: LaChelle Harris P.O. Box 480306 Denver, CO 80248-0306

erside Parkway Parcel No. PE F-19

Notary Public

Carter::Burgess

December 10, 2004 071514.402.1.0025

EXHIBIT "A"

707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240 Fox: 303,820,2402 www.c-b.com

PROPERTY DESCRIPTION Parcel PE F-19

A parcel of land being a portion of a tract of land described in Book 3361 at Page 747, recorded on May 16, 2003, 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 said Section 24 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/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 S84°50'16"W a distance of 332.43 feet to the southerly line of said D Road, being the POINT OF BEGINNING:

THENCE S00°13'24"E a distance of 14.02 feet;

THENCE N89°59'19"W a distance of 131.58 feet;

THENCE N00°13'24"W a distance of 14.03 feet;

THENCE S89°59'05"E along the southerly line of D Road a distance of 131.58 feet to the POINT OF BEGINNING.

Containing 1,846 square feet, (0.042 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 I South, Range 1 West Ute P.M.

Tare Prepared by

Date: 12

Maria Mellor McO

For and on behalf of

PLS 2496

LIAN

Byrge

K:\071514-Riverside\Desc\parcels\F\F-19PE.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.