

## GRANT OF MULTI-PURPOSE EASEMENT

Warren P. Walcher, Grantor, for and in consideration of the sum of Two Thousand Five Hundred Ten and 50/100 Dollars (\$2,510.00), 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:

See Exhibit "A" for Riverside Parkway Parcel No. PE A-20, dated February 10, 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 aforedescribed 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 14 day of June, 2005.
	Miny A. All
	Warren P. Walcher
State of Colorado	)
	)ss.
County of Mesa	)
•	
The foregoing instrument was acknowledged before me this 4 day of June	
2005, by Warren P. Walcher.	
	/ /
My commission expires $10/17/2006$ .	
	and and official seal
, , , , , , , , , , , , , , , , , , ,	FOTAN PURE
	Claudea D. Kassman
	CLAUDIA D. Notary Public
	ROSSMAN
	COLO

## **EXHIBIT "A"**

## Carter::Burgess

February 10, 2005 071514.402.1.0025 707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240 Fax: 303.820.2402

## PROPERTY DESCRIPTION Parcel PE A-20

A portion of a parcel of land described in Book 3683 at Page 707, Mesa County Clerk and Recorder's Office, lying in Lot 10, RIVERSIDE SUBDIVISION, lying in the Southeast Quarter of Section 9, Township I South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9 (a found 2 ½" Brass Cap "MESA COUNTY SURVEY MARKER LS illegible" in concrete) whence the witness monument to the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, (found an Aluminum Cap "1/16 45.0 2003 LS17465") bears N89°56'54"E a distance of 1274 54 feet:

2003 LS17465") bears N89°56'54"E a distance of 1274.54 feet;
THENCE N61°39'47"W a distance of 840.33 feet to the easterly corner of said parcel of land described in Book 3683 at Page 707, being the POINT OF BEGINNING:

THENCE S35°05'50"W along the southeasterly line of said parcel of land described in Book 3683 at Page 707 a distance of 9.75 feet;

THENCE N54°36'28"W a distance of 202.32 feet;

THENCE N00° I 1'46"W along the westerly line of said parcel of land described in Book 3683 at Page 707 a distance of 3.16 feet;

THENCE S56°37'18"E along the northeasterly line of said Lot 10 a distance of 204.23 feet to the POINT OF BEGINNING.

Containing 1255 square fect, (0.029 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: 2/25051 To State Maria Mellor in Sember, PLS 24961
For and on behale Parter & Publishes, 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. Nivan & Ioird Architects/Engineers, P.C.

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