

GRANT OF MULTI-PURPOSE EASEMENT

Klassen Family Trust, Grantor, for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)**, 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, 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 A-18 dated February 14, 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 it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 16 day of March, 2005.

Grantor: Klassen Family Trust

BY: Richard G. Klassen
Richard G. Klassen, Trustee

BY: Sharon C. Klassen
Sharon C. Klassen, Trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16 day of March, 2005, by Richard G. Klassen as Trustee of the Klassen Family Trust and by Sharon C. Klassen as Trustee of the Klassen Family Trust.

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

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel PE A-18


A portion of the parcel of land described in Book 1837 at Page 367, lying in the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E a distance of 1328.22 feet; THENCE S00°18'32"E a distance of 553.44 feet to the POINT OF BEGINNING:

THENCE S00°19'39"E along the easterly line of said parcel of land described in Book 1837 at Page 367 a distance of 4.57 feet;
THENCE S89°39'58"W along the southerly line of said parcel of land described in Book 1837 at Page 367 a distance of 109.00 feet;
THENCE N87°16'00"E a distance of 109.10 feet to the POINT OF BEGINNING.

Containing 249 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:
Date: 2/14/2005
Marla Mellor Meeker, PLS 24961
For and on behalf of Carter & Burgess, Inc.

