

2244940 BK 3861 PG 146-147  
03/24/2005 09:03 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

Lester W. Cox, Jr., Grantor, for and in consideration of the sum of FOUR HUNDRED EIGHTY AND 00/100 DOLLARS (\$480.00), 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 F-73 dated February 28, 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.

Executed and delivered this 23<sup>rd</sup> day of MARCH, 2005.

Lester W. Cox, Jr.  
Lester W. Cox, Jr.

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of MARCH, 2005, by Lester W. Cox, Jr.

My commission expires 8/20/2005.  
Witness my hand and official seal.

Donald H. Borkin  
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 PE F-73

February 25, 2005  
071514.402.1.0025

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

Parcel No. PE F-73


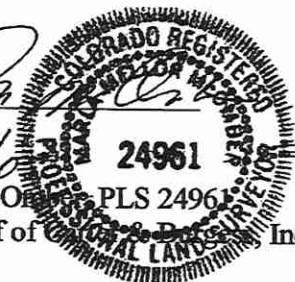
A parcel of land being a portion of a tract of land described in Book 688 at Page 190, recorded on June 27, 1956 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) whence the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) bears S89°39'18"E a distance of 2654.48 feet;  
THENCE S84°39'23"E a distance of 344.31 feet to a point on the northerly line of said tract of land in Book 688 at Page 190, being the POINT OF BEGINNING;

THENCE S89°39'18"E along said northerly line a distance of 16.50 feet;  
THENCE S00°20'42"W along the westerly line of Parcel 1 as described in Book 2134 at Page 462, recorded on March 21, 1995 in the Mesa County Clerk and Recorder's Office a distance of 13.89 feet;  
THENCE N89°38'10"W a distance of 16.50 feet;  
THENCE N00°20'42"E along the easterly line of a tract of land described in Book 1770 at Page 489, recorded on December 19, 1989 in the Mesa County Clerk and Recorder's office a distance of 13.89 feet to the POINT OF BEGINNING.

Containing 229 square feet, (0.005 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: 2/28/05  
Marla Mellor McO PLS 24961  
For and on behalf of  Inc.