

2259172 BK 3920 PG 8-9  
 06/14/2005 02:59 PM  
 Janice Ward CLK&REC Mesa County, CO  
 RecFee \$10.00 SurCha \$1.00  
 DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

**Hytech Hydronics, Inc.** Grantor, for and in consideration of the sum of Two Thousand Seven Hundred Twenty Two and 00/100 Dollars (\$2,722.00), 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-3, dated December 14, 2004, 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 aforescribed 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.

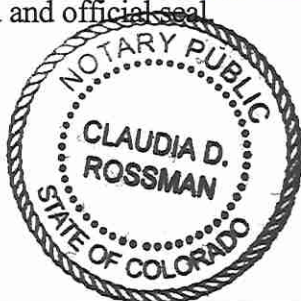
Executed and delivered this 14 day of June, 2005.

*Warren P. Walcher*  
 Warren P. Walcher, Owner Hytech Hydronics

State of Colorado )  
 )ss.  
 County of Mesa )

The foregoing instrument was acknowledged before me this 14 day of June, 2005, by Warren P. Walcher.

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



*Claudia D. Rossman*  
 Notary Public

EXHIBIT "A"

**CarterBurgess**

December 14, 2004  
071514.402.1.0025

707 17th Street, Suite 2500  
Denver, Colorado 80202-3404  
Phone: 303.620.5240  
Fax: 303.620.2402  
www.c-b.com

PROPERTY DESCRIPTION  
Parcel PE A-3


A parcel of land being a portion of a tract of land in Lot 9, Riverside Subdivision as described in Book 1713 at Page 589, in the Mesa County Clerk and Recorder's office, lying in the Northeast Quarter of the Southeast Quarter of Section 9, Township 1 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 Section 9 (a found 2 1/2" Brass Cap "MESA COUNTY SURVEY MARKER LS illegible" in concrete);  
THENCE N59°51'28"W a distance of 1502.27 feet to a point on the westerly line of said Lot 9, being the POINT OF BEGINNING;

THENCE N00°03'16"E along the westerly line of said Lot 9 a distance of 13.32 feet;  
THENCE S56°47'03"E along the northerly line of said Lot 9 a distance of 135.81 feet;  
THENCE S33°28'41"W a distance of 9.41 feet;  
THENCE N57°33'33"W a distance of 128.49 feet to the POINT OF BEGINNING.

Containing 1,361 square feet, (0.031 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: 12/13/04  
Marla Mellor, PLS 24961  
For and on behalf of Carter & Burgess, Inc.

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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.

RECORDER NOTE: POOR QUALITY DOCUMENT  
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