

GRANT OF MULTI-PURPOSE EASEMENT

Mesa County Valley School District No. 51, a Colorado Public School District, Grantor, for and in consideration of the sum of One Thousand Seven Hundred Twenty Seven and 00/100 Dollars (\$1,727.00), 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, 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 D-1 Rev., dated February 7, 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 claiming the whole or any part thereof by, through or under grantor.

Executed and delivered this 27th day of June, 2005.

Attest:

Mesa County Valley School District No. 51,
a Colorado Public School District, Grantor:

By: Jamie Sidanycz
Jamie Sidanycz, Secretary

By: Ron Rowley
Ron Rowley, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of June, 2005, by Ron Rowley as President and attested to by Jamie Sidanycz as Secretary of the Board of Education of Mesa County Valley School District No. 51, a Colorado Public School District.

My commission expires 6/23/2007.
Witness my hand and official seal.

Viola Crawford
Notary Public

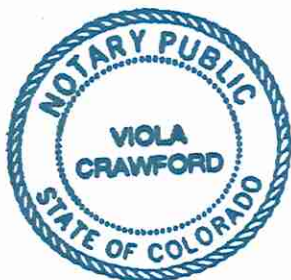


EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel PE-D-1 Rev.



A portion of Lots 12 & 14, Block 2, GRAND RIVER SUBDIVISION, described in Book 373, Page 400, recorded in the Mesa County Clerk and Recorder's Office, said parcel lying in the Southeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 15, (a 2 1/2" aluminum cap stamped "MESA COUNTY SURVEY MARKER C1/4-S15-LS 32824-2003"), whence the Center East Sixteenth Corner of said Section 15, (a brass cap stamped "E 1/16-S15-543-2280") bears N.89°39'43"E. a distance of 1323.38 feet.
THENCE S18°43'29"E a distance of 1032.09 feet to the POINT OF BEGINNING;

THENCE N00°20'17"W a distance of 120.50 feet;
THENCE N63°03'13"E a distance of 11.83 feet;
THENCE N89°39'43"E a distance of 17.32 feet;
THENCE S12°09'56"W a distance of 128.86 feet to the POINT OF BEGINNING.

Containing 1,727 square feet, (0.040 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: 2/23/05
Marla McOmber, Registered Professional Land Surveyor No. 24961
For and on behalf of Carter & Burgess, 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.