

GRANT OF MULTI-PURPOSE EASEMENT

Mark L. Gamble and Robert Ras, Grantors, for and in consideration of the sum of TWO THOUSAND THREE HUNDRED TWELVE AND NO/100'S (\$2,312.00) the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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" 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 Grantors 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 Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 10 day of March, 2005.



Mark L. Gamble



Robert Ras

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble and Robert Ras.

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





Notary Public

WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Patty Silva
P.O. Box 480306
Denver, CO 80248-0306

Riverside Parkway Parcel C-3

EXHIBIT "A"



PROPERTY DESCRIPTION
Parcel PE C-3

A parcel of land being a portion of a parcel of land described in Book 3317, Page 988 recorded at the Mesa County Clerk & Recorder's Office on April 2, 2003, lying in the Northwest Quarter of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 15 (a found 3" aluminum cap set in concrete stamped, "LS 32824 2003");
WHENCE the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 15 (a found 2 1/2" brass cap stamped, "E 1/16 S15 543 2280") bears N89°39'43"E a distance of 1323.38 feet;

THENCE N30°57'54"W a distance of 2122.09 feet to the southerly line of said parcel described in Book 3317 at Page 988 being the POINT OF BEGINNING;
THENCE N43°27'53"W a distance of 135.13 feet;
THENCE N40°45'20"W a distance of 29.84 feet;
THENCE N84°29'56"E along the northerly line of said parcel described in Book 3317 at Page 988 a distance of 17.14 feet;
THENCE S40°45'31"E a distance of 19.64 feet;
THENCE S43°27'53"E a distance of 145.69 feet;
THENCE S84°29'30"W along the southerly line of said parcel described in Book 3317 at Page 988 a distance of 17.76 feet to the POINT OF BEGINNING.

Containing 2312 square feet, (0.053 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.


Prepared by: 
Date: 10-1-04
Marla Meller, Registered Professional Land Surveyor No. 24961
For and on behalf of Carter & Burgess, Inc.