2250672 BK 3884 PG 923-925 04/27/2005 03:17 PM Janice Ward CLK%REC Mesa County, CO RecFee \$15.00 SurChy \$1.00

GRANT OF MULTI-PURPOSE EASEMENTS Fee EXEMPT

Secco Inc., Grantor, for and in consideration of the sum of Eleven Thousand and 00/100 Dollars (\$11,000.00), 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, two Perpetual Multi-Purpose Easements for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as Perpetual Easements 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 C-1B, dated October 5, 2004, attached hereto and incorporated herein by reference; and also,

See Exhibit "B" for Parcel PE C-2 dated October 5, 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 Easements, 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 areas 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 areas, the said Grantor hereby further covenanting with Grantee that it has good title to the aforedescribed premises; that it has good and lawful right to grant these Easements; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

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Executed and delivered this day of, 2005.
Secco, Inc.
By: Edward L. Clements, Jr., President
State of Colorado)
)ss. County of Mesa)
The foregoing instrument was acknowledged before me this day of, 2005, by Edward L. Clements, Jr. as President of Secco Inc.
Witness my hand and official seal. My commission expires: 10/11/2006 TARY PLANTAGE A Rosspen

WHEN RECORDED RETURN T H.C. Peck & Associates, Inc. Attn: Patty Valdez

P.O. Box 480306 Denver, CO 80248-0306

Riverside Parkway Parcels PE C-1B & PE C-2

lotary Public

Carter::Burgess
Rev. October 5, 2004
September 9, 2004
071514.402.1.0025

707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240

Fax: 303.820.2402 www.c-b.com

PROPERTY DESCRIPTION Parcel No. PE C-1B

A parcel of land being a portion of Lot Two of WICKES SUBDIVISION, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West, of the Ute Principal Meridian (a found Mesa County surveyor's brass cap in concrete);

WHENCE a 45' witness corner to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found aluminum cap 2003, LS 17465) bears N89°56'54"E a distance of 1274.54 feet;

THENCE S31°00'00"E a distance of 1510.91 feet to the northerly line of said Lot Two, being the POINT OF BEGINNING;

THENCE S52°54'28"E a distance of 59.34 feet, non-tangent with the following described curve; THENCE along the arc of a curve to the right, having a central angle of 5°54'59", a radius of 930.50 feet, a chord bearing of S43°42'49"E a distance of 96.04 feet, and an arc distance of 96.08 feet; THENCE S40°45'20"E tangent with the last described curve a distance of 196.57 feet;

THENCE S47°05'44"E a distance of 134.40 feet;

THENCE S86°35'30"W along the southerly line of said Lot Two a distance of 19.36 feet;

THENCE N47°05'44"W a distance of 121.81 feet;

THENCE N40°45'20"W a distance of 197.34 feet tangent with the following described curve; THENCE along the arc of a curve to the left, having a central angle of 5°52'08", a radius of 916.50 feet, a chord bearing N43°41'24"W a distance of 93.84 feet, and an arc distance of 93.88 feet; THENCE N52°54'28"W non-tangent with the last described curve a distance of 77.23 feet; THENCE S89°47'52"E along the northerly line of said Lot Two a distance of 23.32 feet to the POINT OF BEGINNING.

Containing 6837 square feet, (0.157 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: 10-5-04

Marla Mellor McOmber, 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, Inc. C&B Nevada, Inc. Nixon & Laird Architects/Engineers, P.C.

Carter:Burgess
Rev. October 5, 2004
September 10, 2004
071514.402.1.0025

707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240

Fax: 303.820.2402 www.c-b.com

PROPERTY DESCRIPTION Parcel No. PE C-2

A parcel of land being a portion of Lot One of WICKES SUBDIVISION, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian (a found Mesa County surveyor's brass cap in concrete);

WHENCE a 45' witness corner to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found aluminum cap 2003, LS 17465) bears N89°56'54"E a distance of 1274.54 feet;

THENCE S34°17'12"E a distance of 1985.78 feet to the northerly line of said Lot One, being the POINT OF BEGINNING;

THENCE S47°05'44"E a distance of 10.48 feet;

THENCE S40°45'20"E a distance of 489.34 feet;

THENCE S84°29'56"W along the southerly line of said Lot One a distance of 17.14 feet;

THENCE N40°45'20"W a distance of 478.67 feet;

THENCE N47°05'44"W a distance of 23.08 feet;

THENCE N86°35'30"E along the northerly line of said Lot One a distance of 19.36 feet to the POINT OF BEGINNING.

Containing 7,011 square feet, (0.161 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: 10-5-04/24961

Marla Mellor McOmber, PLS 2461
For and on behalf of Carter & Burgess, Inc.

Page 1 of 1

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