

2251840 BK 3889 PG 610-611 05/04/2005 11:30 AM Janice Ward CLK%REC Mesa County, CO RecFee \$10.00 SurChy \$1.00 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Wells Development Company, LLC, Grantor, for and in consideration of the sum of Three Hundred and 00/100 Dollars (\$300.00), 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 B-21, dated December 13, 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 it has good title to the aforedescribed 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 whomsoever.

Executed and delivered	l this	_day ofMay_	, 2005.
			nent Company, LLC, ited Liability Company
		Title: OCe	Neh-Managet
State of Colorado))ee		•
County of Mesa)ss.)		
			day of <u>May</u> , 2005, by C, a Colorado Limited Liability
My commission expires: Witness my hand and off		<u>6</u> .	
	CLAUDIA D. ROSSMAN	Notary Publi	ic Passner
RECORDED RETURN TO:	NZ.	8	

When Recorded Return To: H.C. Peck & Associates, Inc. ATTN: PATTY VALDEZ P.O. Box 480306 Denver, CO 80248-0306

Riverside Parkway Parcel No. PE B-21

Carter::Burgess

December 13, 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 B-21

A parcel of land being a portion of that parcel described in Book 2821 at Page 483, Mesa County Clerk and Recorder's Office, lying in the Northwest Quarter of Section 10, 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 N01°48'28"E a distance of 1419.21 feet to the northerly line OUTLOT "A" as shown of the Final Plat of TROLLEY PARK, recorded at the Mesa County Clerk & Recorder's Office on March 11, 1996, being the POINT OF BEGINNING;

THENCE N00°05'34"W along the easterly line of a Public Service Company easement recorded in Book 1448 at Page 32, Mesa County Clerk and Recorder's Office a distance of 22.19 feet;

THENCE S04°07'58"E a distance of 22.24 feet;

THENCE S89°59'31"W along the northerly line of said OUTLOT "A" a distance of 1.57 feet to the POINT OF BEGINNING.

Containing 17 square feet 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

Marla Mellor Bromber

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For and on behalf of Carter &

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PADO PA

Carter & Burgess Architects/Engineers, Inc.

Carter & Burgess Consultants, Inc.

C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C.