

2 PAGE DOCUMENT

2279132 BK 4008 PG 747-748
10/05/2005 11:21 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
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GRANT OF MULTI-PURPOSE EASEMENT

Wilbur C. Van Winkle and Nona F. Van Winkle, Grantors, for and in consideration of the sum of SIX THOUSAND THREE HUNDRED FIFTY EIGHT NO/100 DOLLARS (\$6,358.00), 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" for Riverside Parkway Parcel PE F-54Rev dated June 21, 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 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 will warrant the title and quiet possession thereof against the lawful claims and demands of all and every person claiming by, through or under Grantors, subject to all liens, encumbrances, and other outstanding interests in or on the property described on Exhibit "A".

Executed and delivered this 30th day of September, 2005.

Wilbur C. Van Winkle
Wilbur C. Van Winkle

Nona F. Van Winkle
Nona F. Van Winkle

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of September, 2005, by Wilbur C. Van Winkle and Nona F. Van Winkle.

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

Claudia D. Rossman
Notary Public



WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Michele Spencer
P.O. Box 480306
Denver, CO 80248-0306
Riverside Parkway Parcels PE F-54

Carter-Burgess

707 17th Street
Suite 2300
Denver, CO 80202-3404
Phone: 303.820.5240
Fax: 303.820.2402
www.c-b.com

February 23, 2005
071514.402.1.0025
Revised June 15, 2005

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel PE F-54Rev

A parcel of land being a portion of a tract of land described in Book 2642 at Page 733, recorded October 15, 1999 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 20 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;
THENCE S31°00'55"E a distance of 84.15 feet to the POINT OF BEGINNING;

THENCE N42°00'59"E a distance of 41.20 feet;
THENCE N83°55'32"E a distance of 84.30 feet;
THENCE S89°01'18"E a distance of 105.19 feet;
THENCE S00°06'19"W along the easterly line of said tract of land described in Book 2642 at Page 733 a distance of 14.00 feet;
THENCE N89°01'18"W a distance of 104.54 feet;
THENCE S83°55'32"W a distance of 78.07 feet;
THENCE S42°00'59"W a distance of 39.46 feet;
THENCE S00°06'25"W a distance of 175.80 feet;
THENCE S89°58'42"W along the southerly line of said tract of land described in Book 2642 at Page 733 a distance of 8.00 feet;
THENCE N00°06'25"E a distance of 187.86 feet to the POINT OF BEGINNING.

Containing 4,624 square feet, (0.106 Acres), more or less, for a Multipurpose Easement to Mesa County for the use of County 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: 6/21/05
Marla Mellor McOmber PLS 24961
For and on behalf of Carter & Burgess

Carter & Burgess Consultants, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.