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10/21/2005 04:20 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChs \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENTS**

**Wilbur C. Van Winkle and Nona F. Van Winkle**, Grantors, for and in consideration of the sum of **TWELVE THOUSAND THREE HUNDRED FORTY FIVE NO/100 DOLLARS (\$12,345.00)**, 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, two (2) 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 F-61A dated February 25, 2005, and Exhibit "B" for Parcel PE F-61B dated June 21, 2005, which Exhibits are 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 Grantors 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 Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons lawfully claiming the whole or any part thereof by, through or under grantors.

Executed and delivered this 21 day of October, 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 21 day of October, 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-61A & PE F-61B

February 24, 2005  
071514.402.1.0025

EXHIBIT "A"

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

PROPERTY DESCRIPTION  
Parcel PE F-61A

A parcel of land being a portion of a tract of land described in Book 954 at Page 516, recorded January 18, 1971 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 S82°27'50"E a distance of 262.20 feet to the westerly line of said tract of land described in Book 954 at Page 516, being the POINT OF BEGINNING;

THENCE S89°01'18"E a distance of 120.25 feet;  
THENCE N78°49'41"E a distance of 35.95 feet;  
THENCE N88°25'49"E a distance of 161.63 feet;  
THENCE S00°01'18"E along the easterly line of said tract of land described in Book 954 at Page 516 a distance of 14.01 feet;  
THENCE S88°25'49"W a distance of 160.08 feet;  
THENCE S78°49'41"W a distance of 36.27 feet;  
THENCE N89°01'18"W a distance of 121.52 feet;  
THENCE N00°06'19"E along the westerly line of said tract of land described in Book 954 at Page 516 a distance of 14.00 feet to the POINT OF BEGINNING.

Containing 4450 square feet, (0.102 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: 2-25-05

Marla Mellor McOmber, 24961

For and on behalf of Carter Burgess

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. Nixon & Laird Architects/Engineers, P.C.

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Page 1 of 1



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

**Carter-Burgess**

June 15, 2005  
071514.402.1.0025

EXHIBIT "B"

PROPERTY DESCRIPTION  
Parcel PE F-61B



A portion of the tract of land described in Book 954 at Page 516, Mesa County Clerk and Recorder's Office on January 18, 1971, lying in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, 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 S09°23'38"E a distance of 263.52 feet to the POINT OF BEGINNING;

THENCE N89°58'42"E along the northerly line of said parcel of land described in Book 954 at Page 516 a distance of 8.00 feet;  
THENCE S00°06'25"W a distance of 506.77 feet;  
THENCE S05°51'44"W a distance of 98.54 feet;  
THENCE N00°00'00"E a distance of 78.33 feet;  
THENCE N05°51'44"E a distance of 20.22 feet;  
THENCE N00°06'25"E a distance of 506.35 feet to the POINT OF BEGINNING.

Containing 4,528 square feet (0.104 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, S 24961  
For and on behalf of Carter & Burgess, Inc.

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