

2328007 BK 4205 PG 175-176  
07/18/2006 11:23 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

**George S. Krohn**, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, fill slopes 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 No. PE E-66.5 dated March 1, 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 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 he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 18<sup>th</sup> day of July, 2006.

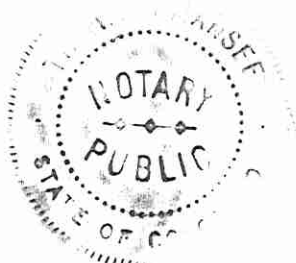
  
\_\_\_\_\_  
**George S. Krohn**

State of Colorado            )  
  )ss.  
County of Mesa             )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2006, by **George S. Krohn**.

My commission expires 5/11/2010.  
Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: MICHELE SPENCER  
P.O. BOX 480306  
DENVER, CO 80248-0306  
RIVERSIDE PARKWAY PARCEL No. PE E-66.5

February 26, 2005  
071514.402.1.0025**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
Parcel No. PE E-66.5707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

A parcel of land being a portion of Lots 6 through 8 inclusive, and the West Half of Lot 9, Block 15, BENTON CANON'S FIRST SUBDIVISION AMENDED PLAT, recorded in Book 4 at Page 39, at Mesa County Clerk and Recorder's Office on December 9, 1913, lying in the Southwest Quarter of the Northeast Quarter of Section 23, 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 23 (a 3" Brass Cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280), whence the Center North 1/16<sup>th</sup> Corner of said Section 23 (a brass cap stamped PLS16413-1/16 S23-1991) bears N00°11'11"E a distance of 1315.15 feet;

THENCE N60°16'51"E a distance of 404.98 feet to the westerly line of said Lot 6, Block 15, BENTON CANON'S FIRST SUBDIVISION AMENDED PLAT, being the POINT OF BEGINNING;

THENCE N00°15'12"E along said westerly line, non tangent with the following curve a distance of 15.52 feet;

THENCE along the arc of a curve to the left, having a central angle of 9°55'54", a radius of 541.50 feet, a chord bearing of S68°42'41"E a distance of 93.75 feet, and an arc distance of 93.86 feet to the easterly line of said West Half of Lot 9;

THENCE S00°15'12"W along said easterly line, being non-tangent with the last described curve a distance of 11.80 feet;

THENCE N89°44'48"W along the southerly line of said West Half of Lot 9, being non-tangent with the following described curve a distance of 9.47 feet;

THENCE along the arc of a curve to the right, having a central angle of 8°37'42", a radius of 555.50 feet, a chord bearing of N68°45'47"W a distance of 83.57 feet, and an arc distance of 83.65 feet to the POINT OF BEGINNING.

Containing 1,298 square feet, (0.030 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: 3-01-05

Marla Mellor McOmber, PLS 24961

For and on behalf of Carter &amp; Burgess, Inc.

Carter &amp; Burgess, Inc. Carter &amp; Burgess Architects/Engineers, Inc. Carter &amp; Burgess Consultants, Inc.

C&amp;B Architects/Engineers, Inc. C&amp;B Architects/Engineers, P.C. C&amp;B Nevada, Inc.