

GRANT OF MULTI-PURPOSE EASEMENT

Antonio Barragan, Grantor, whose address is 2988-1/2 Red Bud Court, Grand Junction, Co, 81504, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land, situate in the SW 1/4 SW 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado being located in that property as described in Book 4989, Page 533 of the deed records of Mesa County, Colorado, and being more particularly described as follows:

Commencing at the found Mesa County survey marker for the S 1/16 corner of the West side of said Section 9, and considering the west line of the SW 1/4 SW 1/4 of said Section 9 to bear S 00° 07'38" W with all other bearings contained herein relative thereto;

thence S 00°07'38" E a distance of 445.00 feet;

thence N 89°50'04" E a distance of 40.00 feet to the Point of Beginning;

thence N 89°50'04" E a distance of 14.00 feet;

thence S 00°07'38" E a distance of 161.73 feet;

thence S 45°14'41" E a distance of 27.58 feet;

thence S 00°00'00" W a distance of 46.79 feet;

thence S 89°50'04" W a distance of 14.00 feet;

thence N 00°00'00" E a distance of 27.57 feet;

thence N 00°07'38" W a distance of 167.54 feet to the point of beginning

Said strip of land contains 3,305 square feet or 0.076 Acres, as described herein and depicted on **Exhibit "A"** 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. Grantor hereby covenants with Grantee it has good title to the herein described 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.

SHEET 1 OF 3

Executed and delivered this 22 day of June, 2011.

By: 
Antonio Barragan

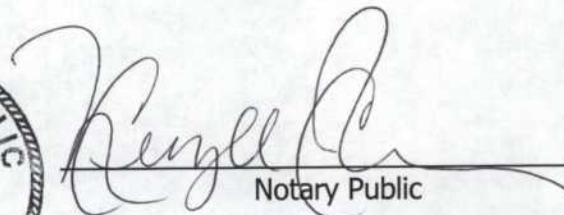
State of Colorado)
)ss.
County of Mesa)

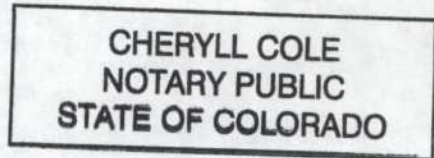
The foregoing instrument was acknowledged before me this 22 day of June, 2011, by Antonio Barragan, Owner.

My commission expires 2-15-2011.

Witness my hand and official seal.




Notary Public

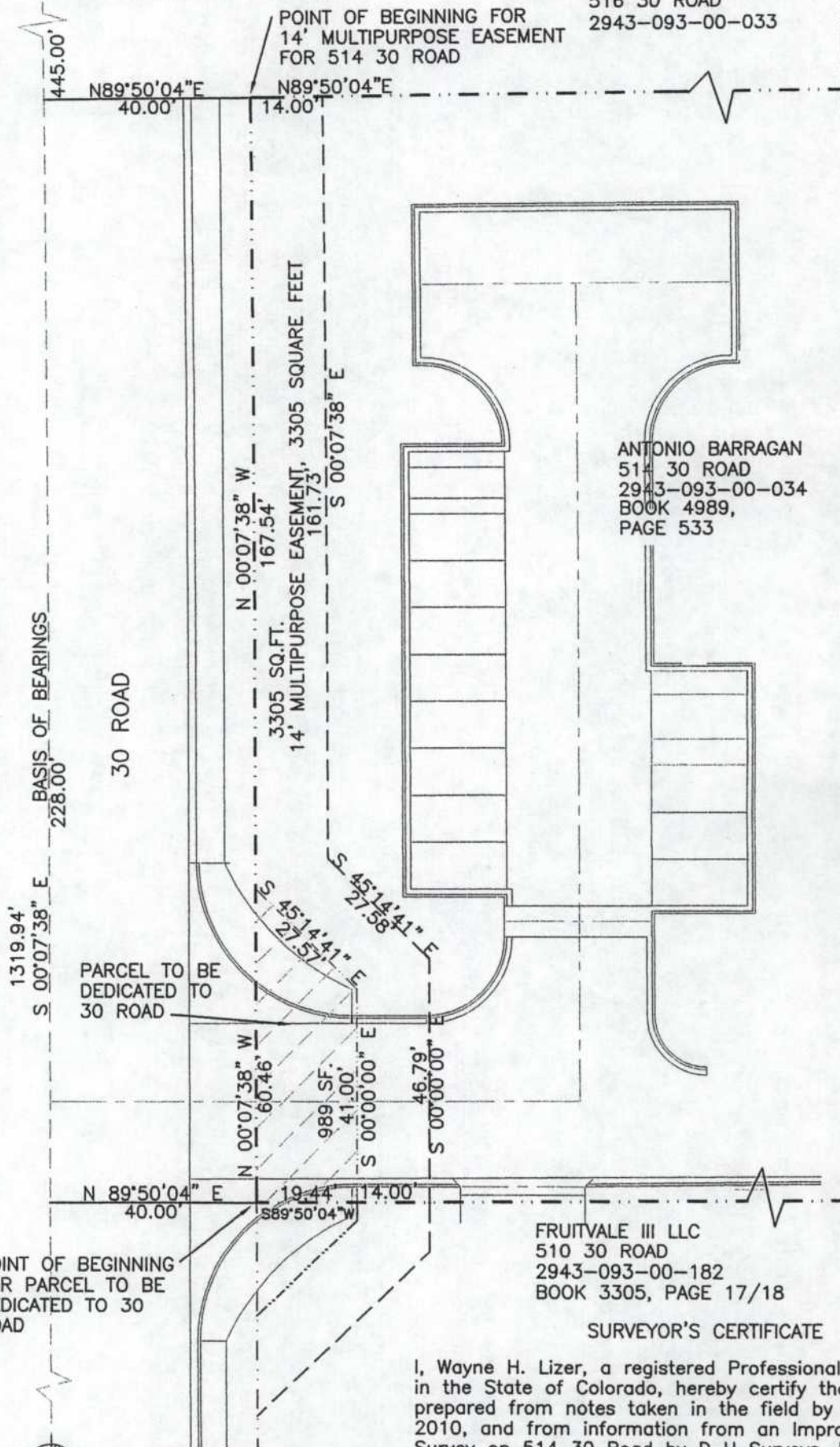




SOUTH 1/16 CORNER
WEST SIDE
SECTION 9, T1S, R1E, U.M.

EXHIBIT "A"

JOHN E. AND MARY K.
BAUGHMAN
516 30 ROAD
2943-093-00-033



ANTONIO BARRAGAN
514 30 ROAD
2943-093-00-034
BOOK 4989,
PAGE 533

MOR-STORAGE,
INC.
3010-1-70
BUSINESS LOOP
2943-093-00-184

BASIS OF BEARINGS
228.00'
1319.94'
S 00°07'38" E

30 ROAD

PARCEL TO BE
DEDICATED TO
30 ROAD

FRUITVALE III LLC
510 30 ROAD
2943-093-00-182
BOOK 3305, PAGE 17/18

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared from notes taken in the field by me during April, 2010, and from information from an Improvement Location Survey on 514 30 Road by D H Surveys, Inc., Job No. 1182-09-01, dated November, 2009.

Wayne H. Lizer
Wayne H. Lizer P.E., P.L.S. 14113



SOUTHWEST CORNER
SECTION 9, T1S, R1E, U.M.



LEGEND SCALE: 1" = 30' LINEAR UNITS OF MEASUREMENTS ARE U.S. LINEAR FOOT.

- - - ORIGINAL PROPERTY LINE
- - - NEW DEDICATION RIGHT OF WAY LINE
- - - ADJACENT PROPERTY LINE
- - - .14' MULTIPURPOSE EASEMENT LINE



STREET DEDICATION AND UTILITY EASEMENT PLAN					
LA MILPA TORTILLA FACTORY					
FOR 514 30 ROAD					
FOR K & S REAL ESTATE LLC					
GRAND JUNCTION, COLORADO					
W.H. LIZER AND ASSOCIATES					
ENGINEERING CONSULTING AND LAND SURVEYING					
576 25 ROAD-UNIT 8					
GRAND JUNCTION, COLORADO					
DATE: 5/26/11	PROJ. NO. 094291-9	SCALE: 1" = 30'	FILE NAME: 514ESMT3	DRAWN BY: WHL	CHECKED BY: W.H.L.