

GRANT OF MULTI-PURPOSE AND SIGHT DISTANCE EASEMENT

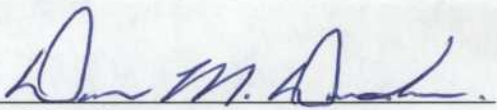
Darren M. Davidson, Grantor, for and in consideration of the sum of **Two Thousand Five Hundred Fifteen and 75/100 Dollars (\$2,515.75)**, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose and Sight Distance 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, and for the purpose of providing and maintaining unobstructed sight visibility for public motorist and pedestrian safety on, along, over, under, through and across the following described premises, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference for Riverside Parkway Parcel No. PE E-82A Rev dated February 23, 2005.

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. Grantor hereby further covenants with Grantee that no object shall be placed within the bounds of said Easement which exceed a height of three (3) feet as measured from the top of the back of curb on the South side of D Road located North of the northerly boundary of said Easement and as measured from the top of the back of curb on the West side of 27- 1/2 Road located East of the easterly boundary of said Easement. Grantee shall have the right to trim, prune and/or remove any and all plantings or other facilities deemed by Grantee, in its sole discretion, to be an obstruction within the Easement.

Grantor warrants and covenants 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. This Easement shall be perpetual, shall run with the land and shall be binding upon Grantor, his heirs, successors and assigns and shall inure to the benefit of Grantee, its successors and assigns.

Executed and delivered this 18 day of May, 2005.

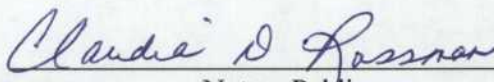


Darren M. Davidson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of May, 2005, by Darren M. Davidson.

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



Notary Public



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 E-82A Rev.

December 9, 2004
 Rev. January 28, 2005
 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 PE E-82A Rev.

A parcel of land being a portion of a tract of land described in Book 3084 at Page 286, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet;

THENCE S79°48'24"W a distance of 171.95 feet to the POINT OF BEGINNING;

THENCE S00°05'44"W along the easterly line of said parcel of land described in Book 3084 at Page 286, and non-tangent with the following described curve a distance of 14.01 feet;

THENCE along the arc of a curve to the left, having a central angle of 16°10'35", a radius of 611.00 feet, a chord bearing of S79°43'10"W a distance of 171.93 feet, and an arc distance of 172.50 feet;

THENCE N00°02'00"E along the westerly line of said parcel of land described in Book 3084 at Page 286, and non-tangent with the last and following described curves a distance of 14.74 feet;

THENCE along the arc of a curve to the right, having a central angle of 15°48'04", a radius of 625.00 feet, a chord bearing of N79°57'30"E a distance of 171.82 feet, and an arc distance of 172.36 feet to the POINT OF BEGINNING.

Containing 2414 square feet, (0.055 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: 2/28/05
 Marla Mellor McOmber, PLS 24961
 For and on behalf of Carter & Burgess, Inc.

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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.