

MSC05CLL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (EASEMENT)
NAME OF PROPERTY OWNER OR GRANTOR:	MESA STATE COLLEGE
PURPOSE:	PEDESTRIAN EASEMENT FOR INGRESS AND EGRESS ACCESS USED BY THE PUBLIC AND FOR EXISTING UTILITY EASEMENT FOR THE USE OF THOSE CITY- APPROVED PUBLIC UTILITIES
ADDRESS:	COLLEGE PLACE, ELM STREET, AND MESA AVENUE
PARCEL NO.:	2945-114-00-921
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

2261430 BK 3929 PG 822-823
06/29/2005 03:01 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

DEED OF EASEMENT

MESA STATE COLLEGE, 1100 North Avenue, Grand Junction, CO 81501, in consideration of the payment of Ten Dollars and other valuable consideration, sells and conveys to **CITY OF GRAND JUNCTION, COLORADO**, a Colorado home rule municipality ("City"), 250 N. Fifth Street, Grand Junction, CO 81501, a perpetual, nonexclusive easement for the following purposes:

1. A Pedestrian Easement for ingress and egress access use by the public forever and for constructing, installing, maintaining and repairing, consistent with the bicycle route along Elm Avenue, a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them, and

2. Utility Easements for the use of those City-approved public utilities existing and in place on the date of this deed (if any) 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, equivalent other public utility providers and appurtenant facilities; provided, unless the City has reviewed and approved other surface treatment prior to installation, only sod or asphalt surface treatment shall be allowed within the utility easement granted by this deed.

This easement is granted in and on the following real property:

An area situate in the Southeast ¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, said parcel being more particularly described as follows:

Beginning at a standard City of Grand Junction monument for the block corner at the intersection of 12th Street and Elm Avenue, from whence a standard City of Grand Junction monument for the block corner at the intersection of College Place and Elm Avenue bears S89°45'45"W, according to the Mesa County LCS, a distance of 671.72 feet; thence S47°29'05"W a distance of 55.00 feet to the westerly right of way line of 12th Street and the Point of Beginning; thence S89°45'45"W, on the southerly line of that part of Elm Avenue vacated by Ordinance Number 3759, for a distance of 581.17 feet to a point on the easterly line of that part of College Place vacated by said Ordinance; thence N00°01'15"W a distance of 57.00 feet to a point on the northerly line of said vacated Elm Avenue; thence N89°45'45"E, on said northerly

