

BCC05GRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	BOOKCLIFF COUNTRY CLUB
PURPOSE:	EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND LANDSCAPING
ADDRESS:	2730 G ROAD
PARCEL NO:	2701-363-00-115
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
 City of Grand Junction
 Real Estate Division
 250 North 5th Street
 Grand Junction, CO 81501

2285144 BK 4033 PG 271-273
 11/07/2005 03:49 PM
 Janice Ward CLK&REC Mesa County, CO
 RecFee \$15.00 SurChg \$1.00
 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

The Bookcliff Country Club, a Colorado non-profit corporation, 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 sold, granted and conveyed, and by these presents does hereby sell, 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 and grade structures, as approved by Grantee, on, along, over, under, through and across the following described two (2) parcels of land, to wit:

A multi-purpose easement situate in the SW1/4 of Section 36, Township One North, Range One West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Parcel One:

Commencing at an alloy cap and pipe, PLS 17485, for the West 1/16 Corner on the South line of said Section 36 from whence a Mesa County Survey Marker for the South 1/4 Corner bears N89°59'56"E, according to the Mesa County Local Coordinate System, for a distance of 1321.00 feet; thence S89°59'56"W for a distance of 238.80 feet; thence N00°54'05"E for a distance of 30.00 feet to a point on the northerly right-of-way line of G Road and the point of beginning; thence the following six courses and distances:

1. N00°54'05"E for a distance of 14.00 feet;
2. N89°59'56"E, parallel with the northerly right-of-way line of G Road, for a distance of 584.04 feet;
3. S00°00'04"E, perpendicular to said northerly right-of-way line, for a distance of 4.00 feet;
4. N89°59'56"E, parallel with said northerly right-of-way line, for a distance of 262.56 feet;
5. S00°00'04"E for a distance of 10.00 feet to a point on the southerly line of said Section 36;
6. S89°56'56"W, on the northerly right-of-way line of G Road, for a distance of 846.60 feet to the beginning.

CONTAINING 10,801 Square Feet, more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference; **AND ALSO**

Parcel Two:

Commencing at an alloy cap and pipe, PLS 17485, for the West 1/16 Corner on the South line of said Section 36 from whence a Mesa County Survey Marker for the South 1/4 Corner bears N89°59'56"E, according to the Mesa County Local Coordinate System, for a distance of 1321.00 feet; thence N86°22'32"E for a distance of 632.93 feet to a point on the northerly right-of-way line of G Road and the point of beginning; thence the following four courses and distances:

1. N00°00'04"W for a distance of 14.00 feet;
2. N89°59'56"E, parallel with said northerly right-of-way line, for a distance of 36.56 feet to the westerly line of Lot 1 in Northside Park Subdivision, as recorded in Plat Book 11 at Page 279 in the Office of the Mesa County Clerk and Recorder;
3. S14°04'01"W, on said westerly line, for a distance of 14.43 feet to a point on the northerly right-of-way line of G Road;
4. S89°59'56"W for a distance of 33.05 feet to the beginning.

CONTAINING 487 Square Feet, more or less, 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. Grantor shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement areas 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 area.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant these Easements; that it 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 14th day of October, 2005.

The Bookcliff Country Club:

Witness:

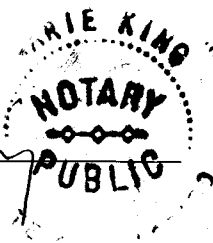
Cory Carlson
Cory Carlson, President

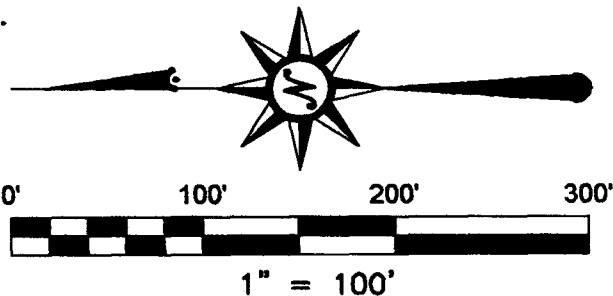
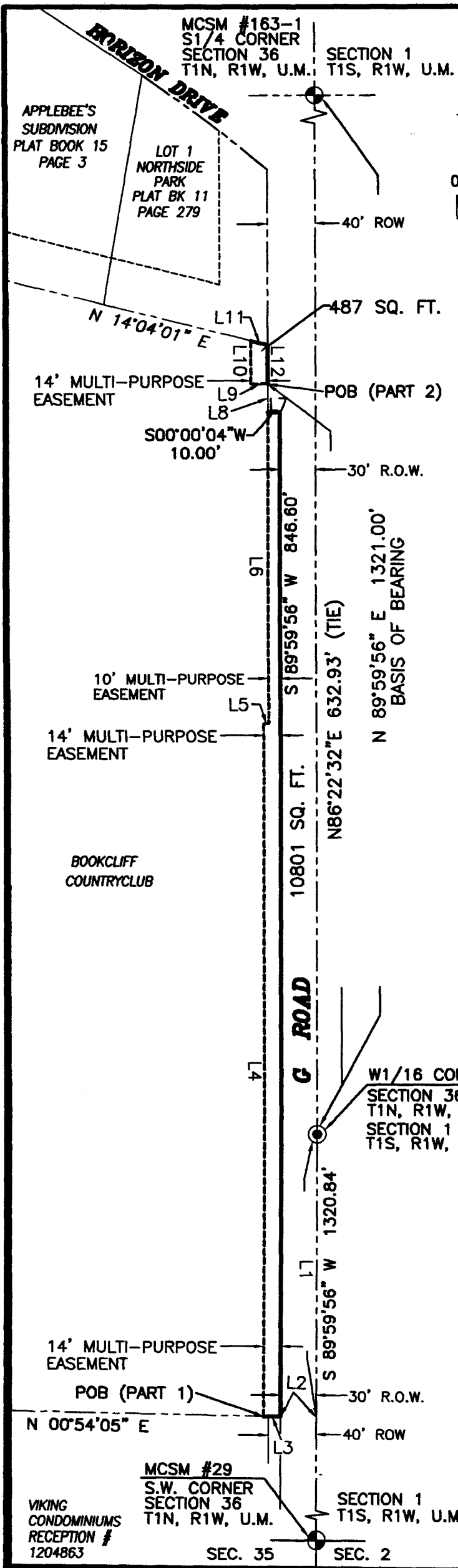
Toni Nowak
Toni Nowak, Secretary
Tom

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of October, 2005, The Bookcliff Country Club, Cory Carlson, President and witnessed by Toni Nowak, Secretary.
Tom

My commission expires: 10/23/06
Witness my hand and official seal.

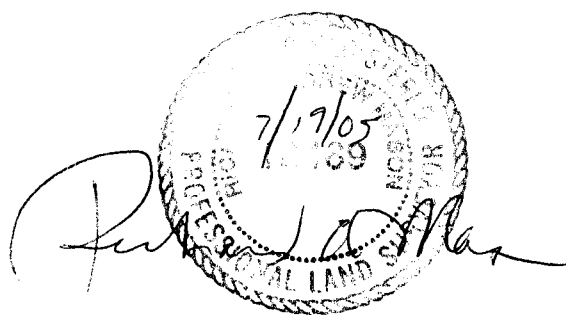
Mari King
Notary Public




RECEIVED
JUL 1 8 2005
COMMUNITY DEVELOPMENT
DEPT.

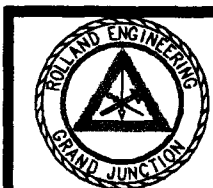
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°59'56" W	238.80'
L2	N 00°54'05" E	30.00'
L3	N 00°54'05" E	14.00'
L4	N 89°59'56" E	584.04'
L5	S 00°00'04" E	4.00'
L6	N 89°59'56" E	262.56'
L7	S 00°00'04" E	10.00'
L8	N 89°59'56" E	23.40'
L9	N 00°00'04" W	14.00'
L10	N 89°59'56" E	36.56'
L11	S 14°04'01" W	14.43'
L12	S 89°59'56" W	33.05'



LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND 2.5" ALLOY CAP IN MONUMENT
BOX STAMPED LS 17485
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- MCSM MESA COUNTY SURVEY MARKER



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct., CO 81503
(970) 243-8300

File Name: C:\PROJECTS\4067\4067EXH.DWG			
EXHIBIT A			
Designed	Checked	Proj#	Sheet
Drawn	Date	File	Of
LC	7/19/05	4067	1
			1