

BEA0429R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OF CONTRACTOR: THE BEANERY COMPANY

SUBJECT/PROJECT: EASEMENT FOR THE USE AND BENEFIT OF THE
PUBLIC UTILITIES FOR THE INSTALLATION, OPERATION,
MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AT 556 29
ROAD

TAX PARCEL #: 2943-082-00-032

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

2199563 BK 3686 PG 593-595
06/29/2004 01:39 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

2195467 BK 3668 PG 949-950
06/04/2004 01:05 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

~~2~~ PAGE DOCUMENT

3 PAGE DOCUMENT GRANT OF MULTI-PURPOSE EASEMENT

The Beanery Co., a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Five Hundred Nineteen and 38/100 Dollars (\$519.38), 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 and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest corner of the Northwest Quarter (NW 1/4) of Section 8, Township 1 South, Range 1 East of the U.M., and considering the west line of the SW 1/4 NW 1/4 of said Section 8 to bear N 00°04'18" W with all bearings contained herein being relative thereto; thence N 00°04'18" W along the West line of the SW 1/4 NW 1/4 of said Section 8, a distance of 160.00 feet; thence leaving the West line of the SW 1/4 NW 1/4 of said Section 8, N 89°55'42" E a distance of 30.00 feet; thence N 00°04'18" W a distance of 160.00 feet to a point on the South right of way line for Pinyon Street, also being the South line of Wood's Subdivision, as same is shown in Plat Book 12, Page 96, Public Records of Mesa County, Colorado; thence N 89°55'42" E, along said South right of way, a distance of 13.26 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'42" E along said South right of way, a distance of 58.25 feet; thence S 00°00'00" E a distance of 7.00 feet; thence S 89°55'42" W along a line 7.00 feet South of and parallel with, the South right of way for said Pinyon Street, a distance of 55.00 feet; thence S 40°13'56" W a distance of 14.69 feet; thence N 00°04'18" W a distance of 10.82 feet; thence N 40°13'14" E a distance of 6.68 feet, more or less, to the Point of Beginning.

Containing 482.0 square feet 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 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 item or fixture 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 Grantor has good title to the aforescribed premises; 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.

Executed and delivered this 1st day of June, 2004.

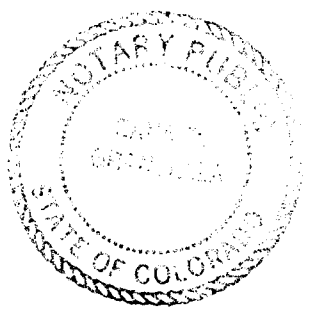
The Beanery Company,
a Colorado Limited Liability Company

Bette Morfitt
Bette Morfitt, Member and Manager

State of Colorado)
 Delta)ss.
County of Mesa)

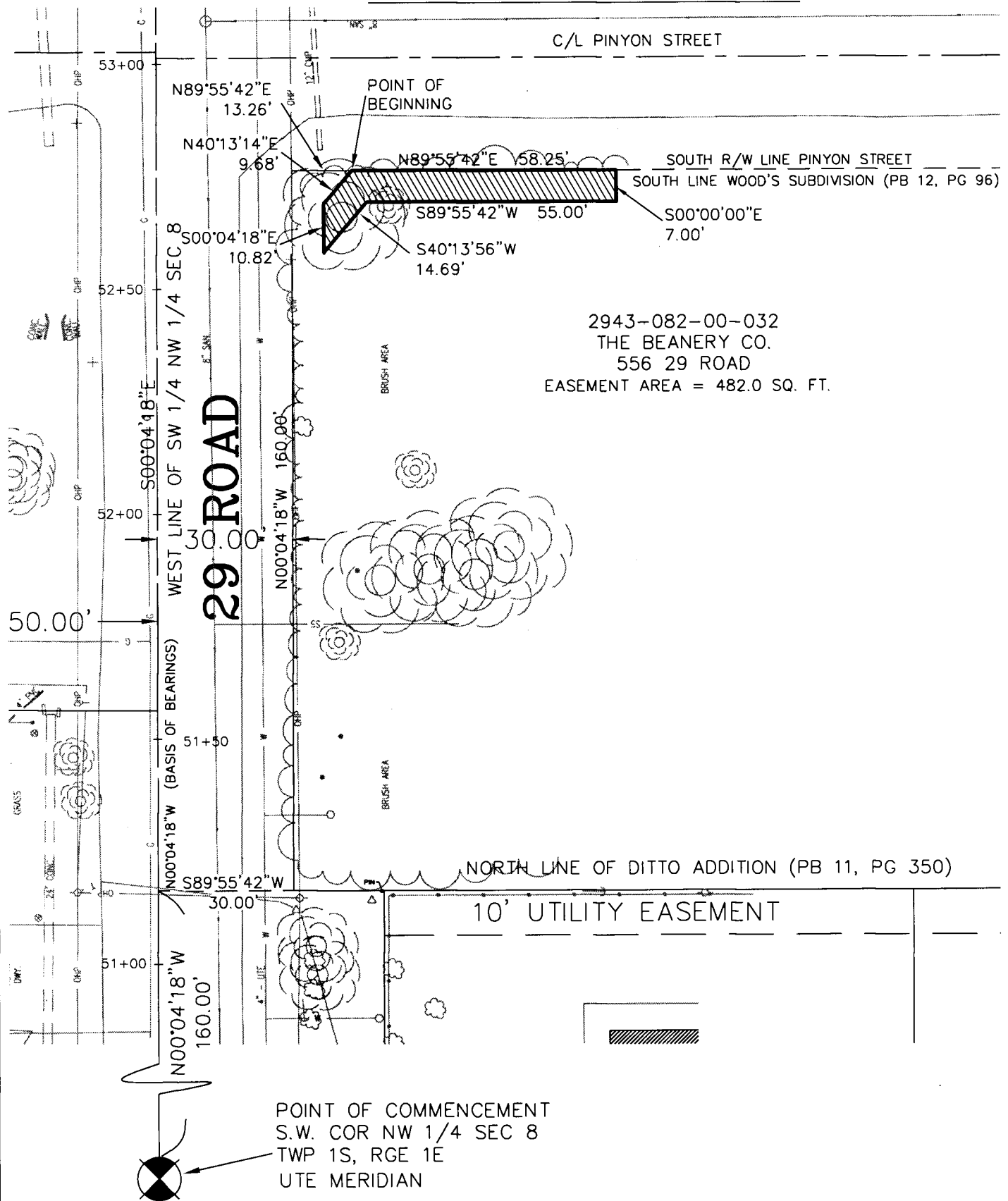
The foregoing instrument was acknowledged before me this 1st day of June, 2004, by Bette Morfitt, Member and Manager of The Beanery Company, a Colorado Limited Liability Company

My commission expires 9/29/2005.
Witness my hand and official seal.



Dana L. Granzella
Notary Public

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

REVISED: 2-27-2003

DRAWN BY: P.T.K.
 DATE: 08-29-2002
 SCALE: 1" = 30'
 APPR. BY: TW
 FILE NO: MORFITT

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-082-00-032

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION