

BEE04LAN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (RIGHT OF WAY AND RECREATIONAL)**

NAME OF CONTRACTOR: DALE R BEEDE AND SUSAN K BEEDE

SUBJECT/PROJECT: 820 LANAI DRIVE, LAND FOR RIGHT OF WAY AND RECREATIONAL EASEMENT, LOT 15, BLOCK 2, PARADISE HILLS

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2701-264-23-015

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED PLEASE RETURN TO:

City of Grand Junction  
 Real Estate Department  
 250 North 5th Street  
 Grand Junction, CO 81501

2193816 BK 3661 PG 747-750  
 05/26/2004 02:21 PM  
 Janice Ward CLK&REC Mesa County, CO  
 RecFee \$20.00 SurChg \$1.00  
 DocFee EXEMPT

### GRANT OF PUBLIC RIGHT-OF-WAY AND RECREATIONAL EASEMENT

Dale T. Beede and Susan K. Beede, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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 Public Right-of-Way and Recreational Easement, for the use and benefit of Grantee and for the use and benefit of the General Public, as a non-exclusive Perpetual Easement for ingress and egress access use for public pedestrian, walking, bicycling and other non-motorized access, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 15, Block Two, Paradise Hills Filing No. Six, as same is recorded in Plat Book 12, Pages 236 and 237, Public Records of Mesa County, Colorado and assuming the East line of said Lot 15 bears S 47°35'48" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 60°09'56" W along the Northerly line of said Lot 15, a distance of 44.15 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 71°31'24" W a distance of 59.36 feet to a point on the Northerly line of said Lot 15; thence S 83°17'58" E along the Northerly line of said Lot 15, a distance of 29.76 feet to an angle point on the Northerly line of said Lot 15; thence S 60°09'56" E along the Northerly line of said Lot 15, a distance of 30.84 feet, more or less, to the Point of Beginning.

CONTAINING 180.2 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 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, subject to the terms and conditions contained herein.

1. The easement herein granted shall include the right to enter upon the premises to construct, install, operate, maintain and repair recreational and trails facilities, including, but not limited to, asphalt, concrete or other permanent surface improvements, together with signs, markers, fences, barricades and other appurtenances, and shall include the right to enter said premises with workers and equipment to properly maintain the same.
2. The City of Grand Junction and other emergency services shall be authorized to utilize said easement for motorized emergency and maintenance vehicles and equipment for the purposes of providing emergency services (fire, police and ambulance) and for maintaining improvements installed on, along, over, under, through and across said easement.
3. Grantors hereby covenant 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 use and maintenance of the Easement by Grantee and the General Public, or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

4. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant title thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 19<sup>th</sup> day of May, 2004.

Dale T. Beede  
Dale T. Beede

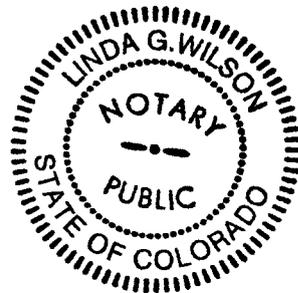
Susan K. Beede  
Susan K. Beede

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May 2004, by Dale T. Beede and Susan K. Beede.

My commission expires 08-21-05.

Witness my hand and official seal.



Linda G. Wilson  
Notary Public

# EXHIBIT "A"

## SHEET 1 OF 2

PARADISE HILLS  
FILING NO. FOUR  
(PB 11, PG 164)

QUIT CLAIM DEED  
(BK 2150, PG'S 444-446)

SEE SHEET 2 OF 2  
FOR DETAIL THIS AREA

15' UTILITY EASEMENT

GARDEN AREA

CABLE TV ENCLOSURE

TELEPHONE ENCLOSURE

15' UTILITY EASEMENT

LOT 16

BLOCK TWO

LOT 15

PARADISE HILLS  
FILING NO. SIX  
(PB 12, P'S 236-237)

4' CONCRETE WALK

10' PEDESTRIAN RIGHT OF WAY

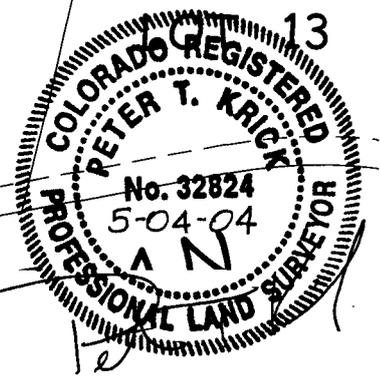
6' NATURAL GAS EASEMENT

LANAI DRIVE

LOT 14

30.0'  
30.0'

13



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.

SHEET 1 OF 2

DRAWN BY: P.T.K.  
DATE: 05-03-2004  
SCALE: 1" = 40'  
APPR. BY: T.W.

820 LANAI DRIVE  
EASEMENT SKETCH  
2701-264-23-015

CITY OF  
**grand junction**  
COLORADO  
serving the community together

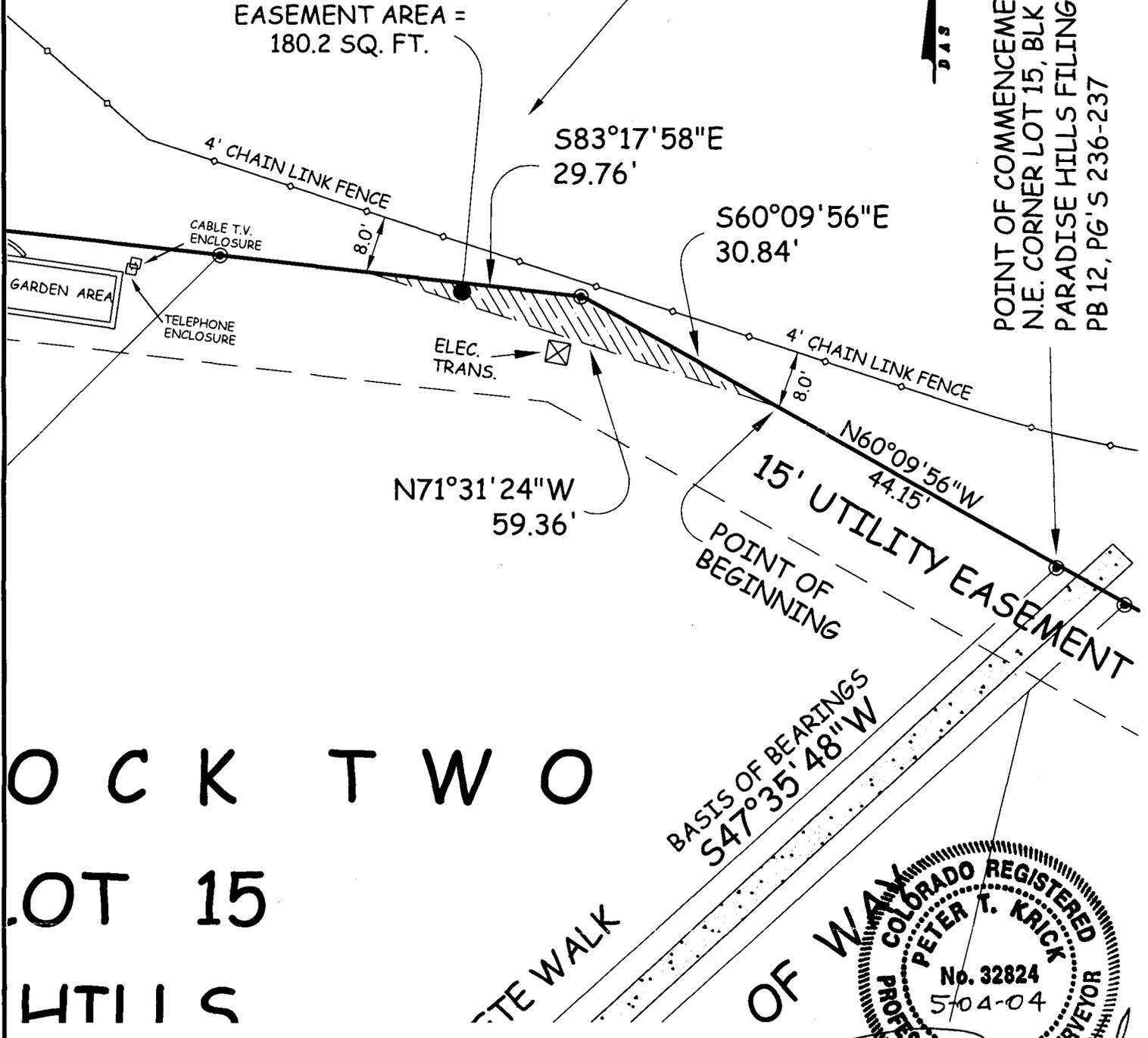
**EXHIBIT "A"**  
**SHEET 1 OF 2**

**QUIT CLAIM DEED**  
**(BK 2150, PG'S 444-446)**

EASEMENT AREA =  
180.2 SQ. FT.



POINT OF COMMENCEMENT  
N.E. CORNER LOT 15, BLK TWO  
PARADISE HILLS FILING NO. SIX  
PB 12, PG'S 236-237



**LOT 15**  
**PARADISE HILLS**

**WALK**  
**OF WALK**

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.



SHEET 2 OF 2

DRAWN BY: P.T.K. DATE: 05-03-2004 SCALE: 1" = 20' APPR. BY: T.W.	820 LANAI DRIVE EASEMENT SKETCH 2701-264-23-015	CITY OF <b>grand junction</b> COLORADO serving the community together
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