

BRO0826R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	ANDREW M. BROCK AND BRENDA CAPPO BROCK
PURPOSE:	26 ROAD BRIDGE REPLACEMENT
ADDRESS:	636 26 ROAD
TAX PARCEL NO.:	2945-023-00-011
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

## GRANT OF MULTI-PURPOSE EASEMENT

**Andrew M. Brock and Brenda Cappo Brock, as Joint Tenants, Grantors**, for and in consideration of the sum of Nine Hundred Sixty-Three and 50/100 Dollars (\$963.50), 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 Perpetual Multi-Purpose Easements 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, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and 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:

A certain parcel of land situated in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 2, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 SW 1/4 of said Section 2 and assuming the Westerly line of the NW 1/4 SW 1/4 of said Section 2 to bear N00°02'48"E with all bearings contained herein relative thereto; thence N00°02'48"E along the Westerly line of the NW 1/4 SW 1/4 of said Section 2 a distance of 676.76 feet to the Southwest corner of that certain parcel of land described in Book 4557, Page 226 of the Mesa County, Colorado public records; thence N71°54'00"E along the Southerly line of said parcel a distance of 31.57 feet to the Point of Beginning; thence N00°02'48"E along a line being 30.00 feet East of and parallel with the Westerly line of the NW 1/4 SW 1/4 of said Section 2 a distance of 27.39 feet; thence S89°57'12"E a distance of 14.00 feet; thence S00°02'48"W a distance of 22.81 feet to a point on the Southerly line of said parcel; thence S71°54'00"W along the Southerly line of said parcel a distance of 14.73 feet to the Point of Beginning.

Said parcel contains 351 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. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement 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. Nothing in this section shall be interpreted to prevent Grantors from installing landscaping features, such as sod or gravel or items typically located in Easement areas.

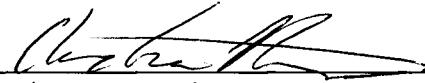
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.


3. Grantors hereby covenant with Grantee they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they will

warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

4. If the multi-purpose improvements contemplated to be built within the Easement are not constructed or are abandoned, Grantors shall have the option to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

  
\_\_\_\_\_  
Andrew M. Brock

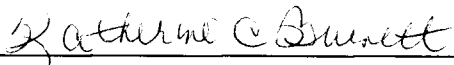
  
\_\_\_\_\_  
Brenda Cappel Brock

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 16 day of May, 2008, by Andrew M. Brock and Brenda Cappel Brock, as Joint Tenants.

My commission expires 3-5-11.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



# EXHIBIT "A"

30' R.O.W.  
BOOK 955, PAGE 544

KNOLL RIDGE SUBDIVISION  
PLAT BOOK 11, PAGE 313

2945-023-00-044

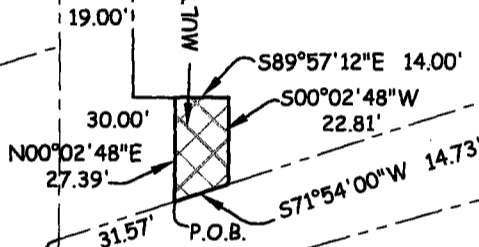
LOT TWO

WEST LINE  
NW 1/4 SW 1/4 SECTION 2, TWP 1 S., RGE 1W U.M.  
500°02'48"W 1311.96'

SANITARY SEWER EASEMENT  
BK 4019, PG 38

2945-023-00-011  
ANDREW M. & BRENDA CAPPO BROCK  
636 26 ROAD  
BOOK 4557, PAGE 226

MULTI-PURPOSE EASEMENT  
351 SQUARE FEET



GRAND VALLEY CANAL

15' UTILITY & IRRIGATION EASEMENT

LOT 14, BLOCK 1  
NORTH RIDGE ESTATES FILING NO. TWO  
PLAT BOOK 11, PAGES 327-328

10' UTILITY & IRRIGATION EASEMENT

10' PEDESTRIAN R.O.W.

N00°02'48"E 676.76'

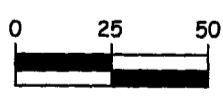
2945-023-00-016

P.O.C.  
SW CORNER  
NW 1/4 SW 1/4  
SECTION 2  
TWP. 1S, RGE 1W U.M.

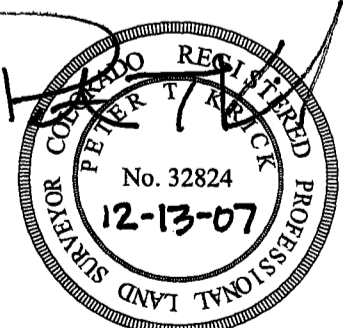


**ABBREVIATIONS**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 50 ft.  
Lineal Units = U.S. Survey Foot



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.

DRAWN BY: TLP  
DATE: 12-13-07  
SCALE: 1" = 50'  
APPR. BY: PTK

**MULTI-PURPOSE EASEMENT  
26 ROAD BRIDGE REPLACEMENT**

2945-023-00-011

