

CHU04BWY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT (MULTI-PURPOSE)</b>
NAME OF PROPERTY OWNER OR GRANTOR:	CHURCH ON THE ROCK INC
PURPOSE: INSTALLATION OF PUBLIC UTILITIES	PERPETUAL EASEMENT FOR THE
ADDRESS:	2170 BROADWAY BLVD
PARCEL NO:	2947-231-00-950
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE



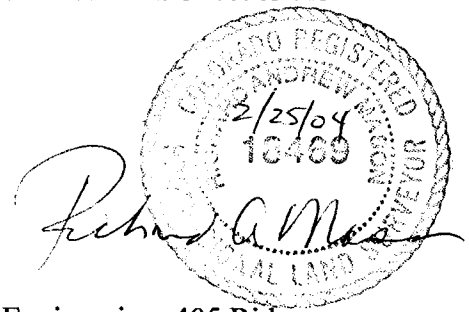
## EXHIBIT "A"

A fourteen-foot wide multi-purpose easement in the E1/2 of Section 23, Township 11 South, Range 101 West of the 6<sup>th</sup> P.M., in Mesa County, Colorado, being a part of that certain tract of land granted to Church on the Rock, Inc., a Colorado Non-profit Corporation, by deed recorded on October 10, 1997 in Book 2366 at Page 613 in the office of the Mesa County Clerk and Recorder, said easement being parallel with and adjacent to the easterly right-of-way line of Rio Hondo Drive and the northerly right-of-way line of Colorado State Highway 340 (also known as Broadway) and which easement is more particularly described by the following courses and distances:

Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 23, from whence a GLO brass cap for the N.E. Corner of said Section 23 bears S89°24'00"E a distance of 1405.41 feet, as shown on the attached map exhibit herewith; thence S12°31'54"E a distance of 2507.92 feet to the southwest corner of said tract of land and the point of beginning; thence the following:

1. N04°49'00"E, on the easterly right-of-way line of Rio Hondo Drive, for a distance of 169.12 feet;
2. 182.21 feet on the arc of a 58.00 foot radius curve to the left (the central angle of which is 180°00'00" and the chord of which bears N04°49'00"E a distance of 116.00 feet);
3. N04°49'00"E, on said easterly right-of-way line, a distance of 147.93 feet to the northerly line of said tract of land;
4. S89°54'40"E, on said northerly line, a distance of 14.05 feet;
5. S04°49'00"W a distance of 136.46 feet;
6. 198.02 feet on the arc of a 72.00 foot radius curve to the right (the central angle of which is 157°34'32" and the chord of which bears S04°49'00"W a distance of 141.25 feet);
7. S04°49'00"W a distance of 147.75 feet;
8. S59°11'00"E a distance of 408.15 feet to the easterly line of said tract of land;
9. S18°43'00"W a distance of 14.32 feet to the northerly right-of-way line of said Colorado State Highway 340;
10. N59°11'00"W, on said right-of-way line, for a distance of 419.90 feet to the point of beginning.

[ 12663 sq. ft.]



This description was prepared by Richard Mason for Rolland Engineering, 405 Ridges Blvd., Grand Junction Colorado 81503.

# EXHIBIT "B"

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	72.00'	198.02'	141.25'	S 04°49'00" W	157°34'32"
C2	58.00'	182.21'	116.00'	N 04°49'00" E	180°00'00"

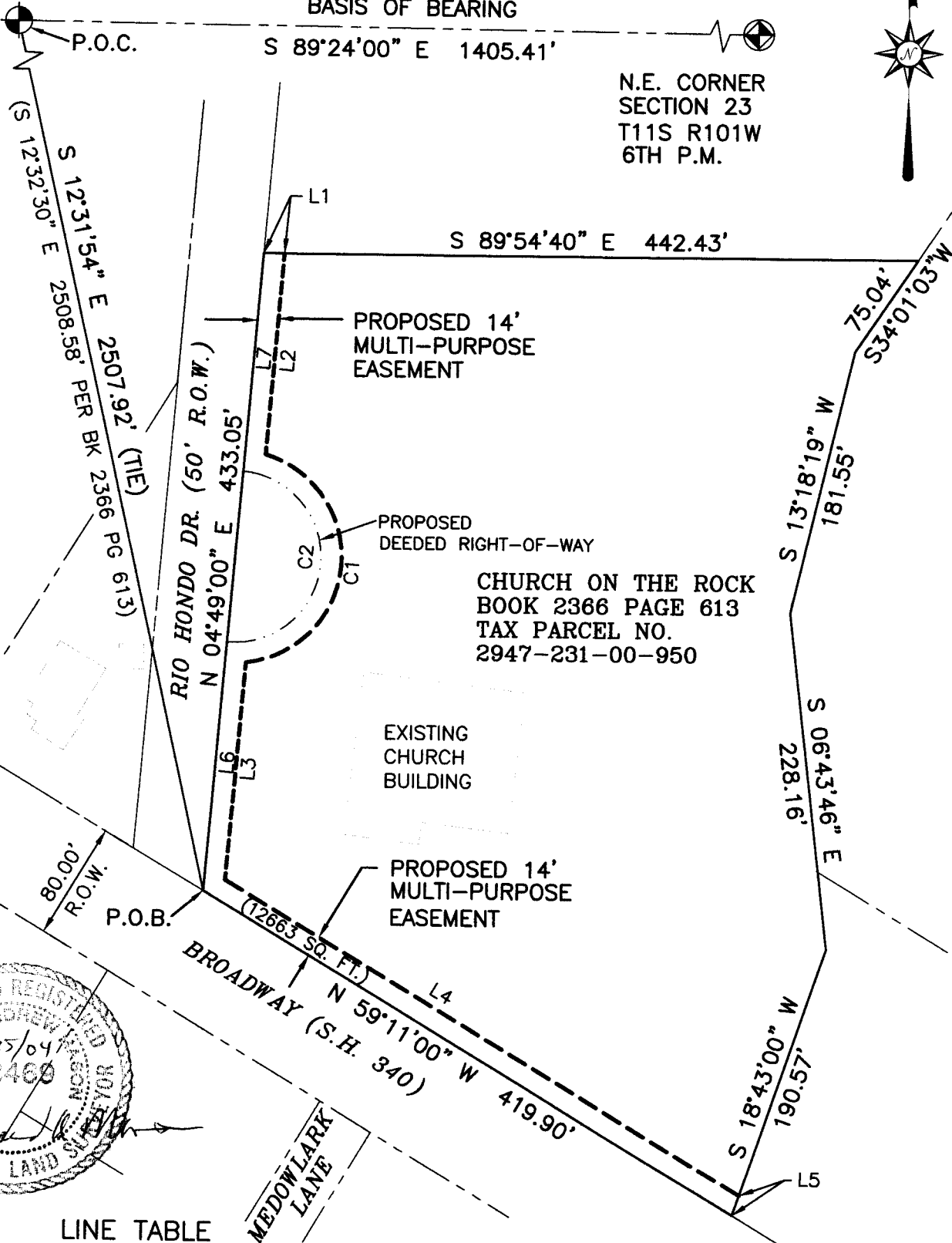
NOTE: EXHIBIT BASED ON PLAT OF SURVEY BY P.L.S. 29419, DEPOSIT NO. 257802, DATED 4/25/02.

M.C.S.M.#157-1  
N1/4 CORNER  
SECTION 23  
T11S R101W  
6TH P.M.

BASIS OF BEARING

S 89°24'00" E 1405.41'

N.E. CORNER  
SECTION 23  
T11S R101W  
6TH P.M.



CHURCH ON THE ROCK  
BOOK 2366 PAGE 613  
TAX PARCEL NO.  
2947-231-00-950

EXISTING  
CHURCH  
BUILDING

PROPOSED 14'  
MULTI-PURPOSE  
EASEMENT

PROPOSED  
DEEDED RIGHT-OF-WAY

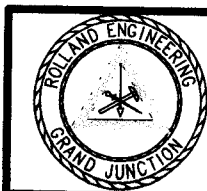
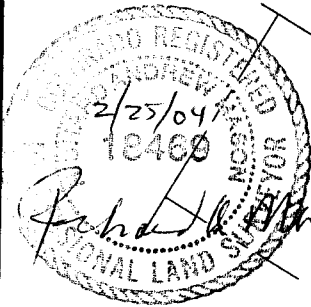
PROPOSED 14'  
MULTI-PURPOSE  
EASEMENT

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°54'40" E	14.05'
L2	S 04°49'00" W	136.46'
L3	S 04°49'00" W	147.75'
L4	S 59°11'00" E	408.15'
L5	S 18°43'00" W	14.32'
L6	N 04°49'00" E	169.12'
L7	N 04°49'00" E	147.93'

## LEGEND

- U.S. GOVERNMENT AS NOTED
- MESA COUNTY SURVEY MARKER



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

File Name: C:\2001\2001EXH14EASE.DWG			
<b>EXHIBIT</b>			
PROPOSED			
14' MULTI-PURPOSE EASEMENT			
IN THE SW1/4 NE1/4 SECTION 23			
T11S, R101W, 6TH P.M.			
MESA COUNTY, COLORADO			
Designed	Checked	Printed	Sheet
Drawn	Date	By	Of
LC	2/24/04	2001	1