## CHU04BWY

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

**EASEMENT (MULTI-PURPOSE)** 

NAME OF PROPERTY

OWNER OR GRANTOR:

CHURCH ON THE ROCK INC

PURPOSE:

PERPETUAL EASEMENT FOR THE

INSTALLATION OF PUBLIC UTILITIES

ADDRESS:

2170 BROADWAY BLVD

PARCEL NO:

2947-231-00-950

CITY DEPARTMENT:

**PUBLIC WORKS** 

YEAR:

2004

**EXPIRATION:** 

**NONE** 

DESTRUCTION:

**NONE** 

WHEN RECORDED RETUKN TO:

City of Grand Junction **Real Estate Division** 250 North 5th Street

**Grand Junction, CO 81501** 

PAGE DOCUMENT

2186094 BK 3626 PG 573-575 04/08/2004 02:37 PM Janice Ward CLK&REC Mesa County, RecFee \$15.00 SurCh9 \$1.00 DocFee EXEMPT

## GRANT OF MULTI-PURPOSE EASEMENT

Church on the Rock, Inc., 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 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 premises, to wit:

See Exhibit "A" and Exhibit "B" 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 items or fixtures 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 it has good title to the aforedescribed premises; that 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 6 day of APRIL, 2004.
Church on the Rock, Inc., a Colorado non-profit corporation, Grantor:
By: Jane Buich By: Sharon Kellogg
President of the Board of Trustees  Secretary of the Board of Trustees  State of Colorado  )
)ss. County of Mesa )
The foregoing instrument was acknowledged before me this 6 day of APRIL,
as President and attested to by  Sharon Kellong as Secretary of the Board of Trustees
of Church on the Rock, Inc., a Colorado non-profit corporation.
My commission expires 7-19-2005 Witness my hand and official seal.

## 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.

PM

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EXHIBIT