

GMK0329R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: ROBERT J. CARMACK AND
CARMEN L. CARMACK

PURPOSE: MULTI-PURPOSE EASEMENT

ADDRESS: 583 29 ROAD

PARCEL#: 2943-071-00-058

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

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

Book 3371 PAGES 46

2124501 05/30/03 0929AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$25.00 SURCHG \$1.00
DOCUMENTARY FEE \$FEEHET

5 PAGE DOCUMENT

GRANT OF MULTI-PURPOSE EASEMENT

Robert J. Carmack and Carmen L. Carmack, Grantors, for and in consideration of the sum of Four Thousand One Hundred Ninety-Eight and 00/100 Dollars (\$4,198.00), 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 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 parcels of land, to wit:

Parcel No. MPE-149-A

A certain parcel of land for utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 254.00 feet; thence S 89°56'31" W a distance of 36.00 feet to the POINT OF BEGINNING;

thence from said Point of Beginning, S 89°56'31" W a distance of 12.00 feet;
thence N 00°03'29" W along a line 48.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, a distance of 196.71 feet to a point being the Southeast corner of additional right-of-way per Book 2015, Pages 550 and 551, Public Records of Mesa County, Colorado;
thence S 57°14'21" E a distance of 14.28 feet;
thence S 00°03'29" E along a line 36.00 feet West of and parallel to, the East line of the NE ¼ of said Section 7, a distance of 188.98 feet, more or less, to the Point of Beginning,

CONTAINING 2,314.14 square feet, more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference.

AND ALSO;

Parcel No. MPE-149-B

A certain parcel of land for utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 304.00 feet; thence S 89°56'31" W a distance of 36.00 feet to the POINT OF BEGINNING;

thence from said Point of Beginning, S 02°30'44" E a distance of 140.13 feet;
thence S 00°03'29" E along a line 30.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, a distance of 63.99 feet;
thence S 89°57'31" W a distance of 12.00 feet;
thence N 00°03'29" W along a line 42.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, a distance of 63.83 feet;
thence N 02°30'44" W a distance of 140.29 feet;
thence N 89°56'31" E a distance of 12.01 feet, more or less, to the Point of Beginning,

CONTAINING 2,449.12 square feet, more or less as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference,

AND ALSO;

Parcel No. MPE-149-C

A certain parcel of land for utility purposes, located in the Northeast Quarter (NE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7, and considering the East line of said NE ¼ to bear S 00°03'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'29" E, along the East line of said NE ¼, a distance of 628.00 feet; thence S 89°57'31" W a distance of 30.00 feet to the POINT OF BEGINNING;

thence from said Point of Beginning, S 00°03'29" E along a line 30.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, a distance of 464.58 feet;

thence N 89°59'03" W along a line being the Easterly extension of the North line of Graff Minor Subdivision, as same is recorded in Plat Book 16, Page 252, Public Records of Mesa County, Colorado, a distance of 12.00 feet;

thence N00°03'29"W along a line 42.00 feet West of and parallel to the East line of the NE ¼ of said Section 7, a distance of 464.57 feet;

thence N 89°57'31" E a distance of 12.00 feet, more or less, to the Point of Beginning,

CONTAINING 5,574.93 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, the said Grantors 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 Grantors hereby further covenanting with Grantee that Grantors have good title to the aforescribed 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.

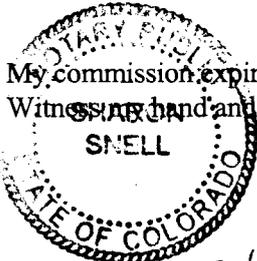
Executed and delivered this 16th day of MAY, 2003.

Robert J. Carmack
Robert J. Carmack

Carmen L. Carmack
Carmen L. Carmack

State of COLORADO)
County of MESA)ss.

The foregoing instrument was acknowledged before me this 16th day of May, 2003, by Robert J. Carmack and Carmen L. Carmack.

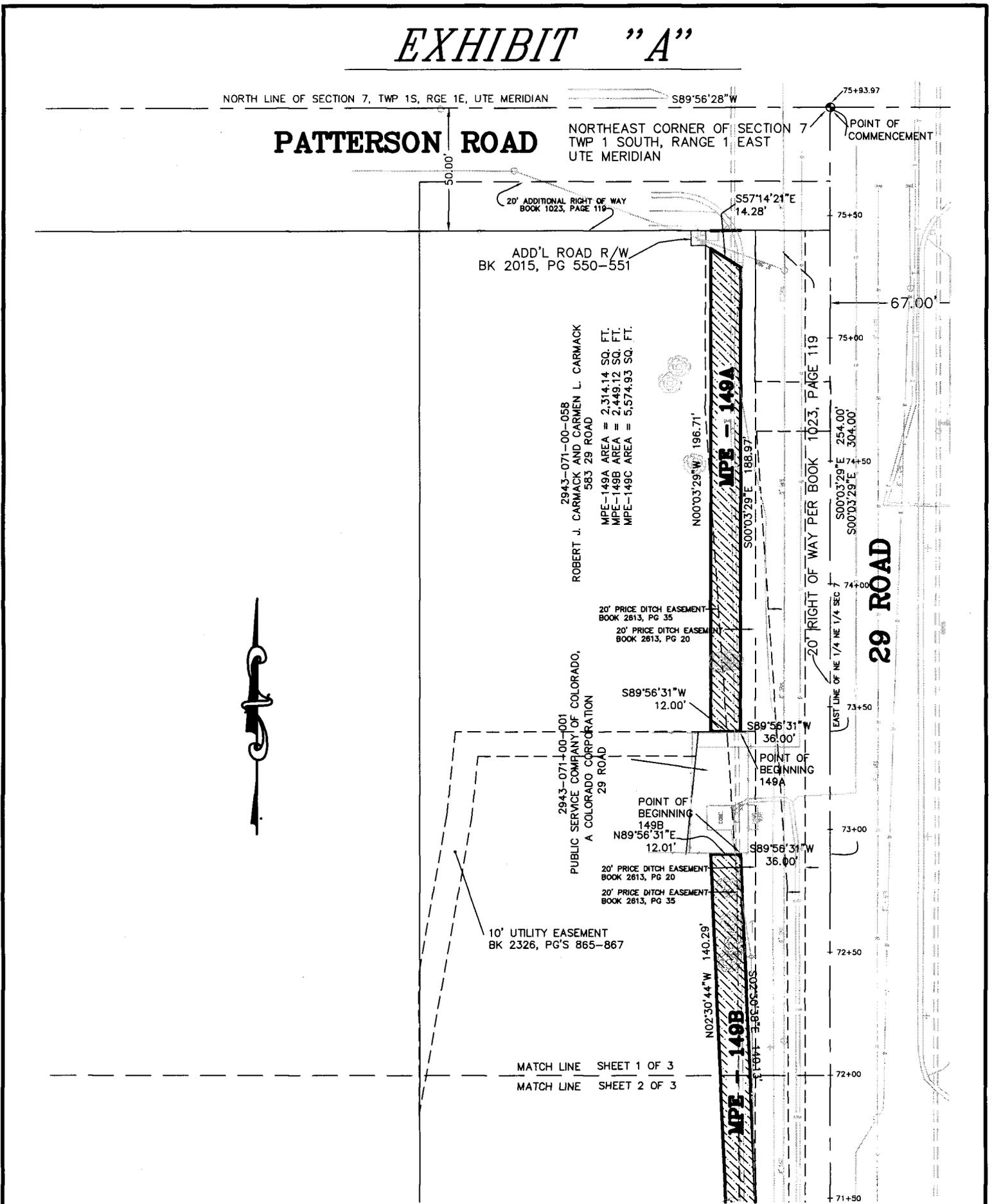


My commission expires _____
Witness my hand and official seal.

My Commission Expires 3/10/07

Sharon Snell
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.

**RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION**

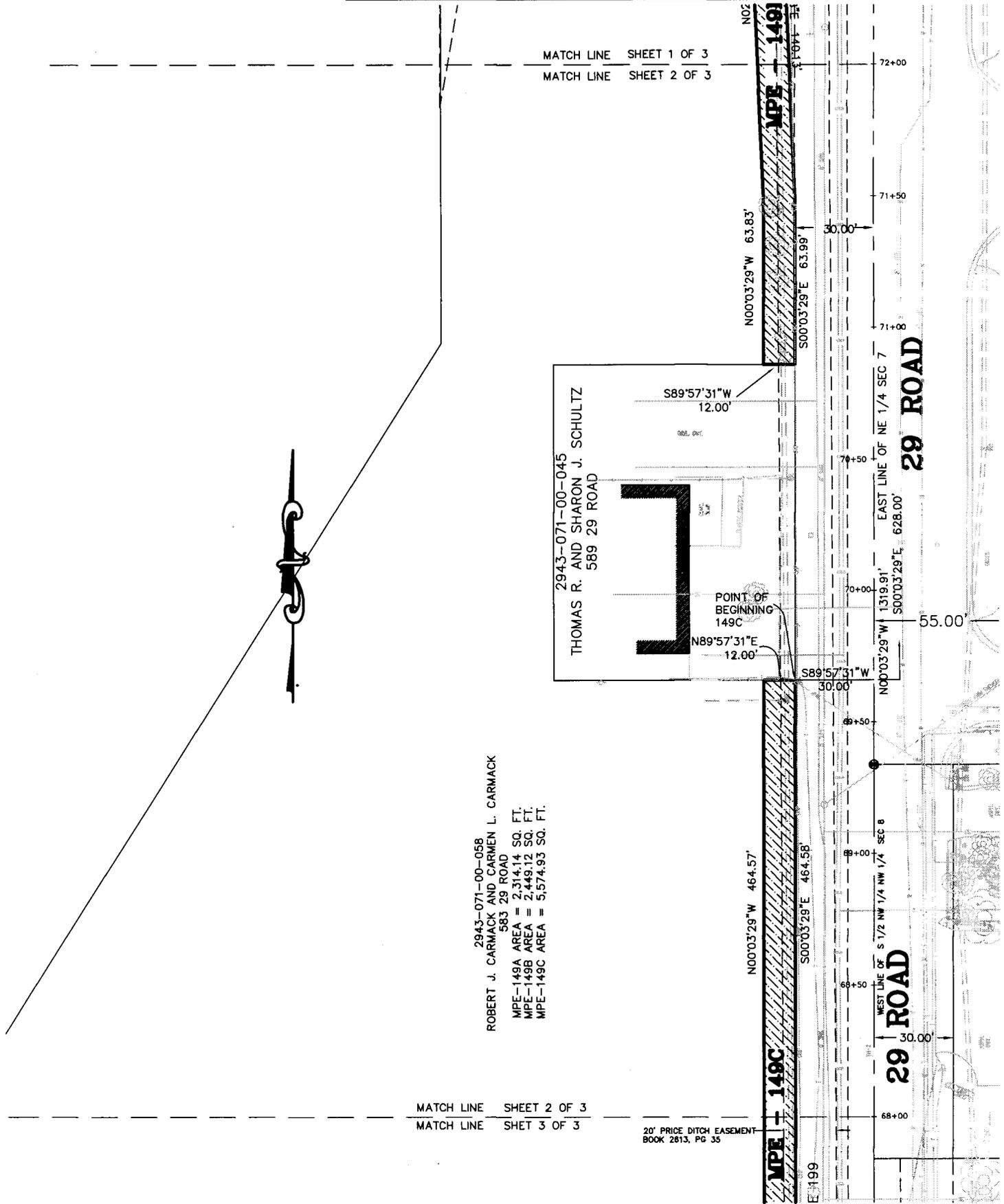
SHEET 1 OF 3

DRAWN BY: P.T.K.
DATE: 09-04-2002
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: CARMACK

29 ROAD
RIGHT-OF-WAY DESCRIPTION MAP
2943-071-00-058

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

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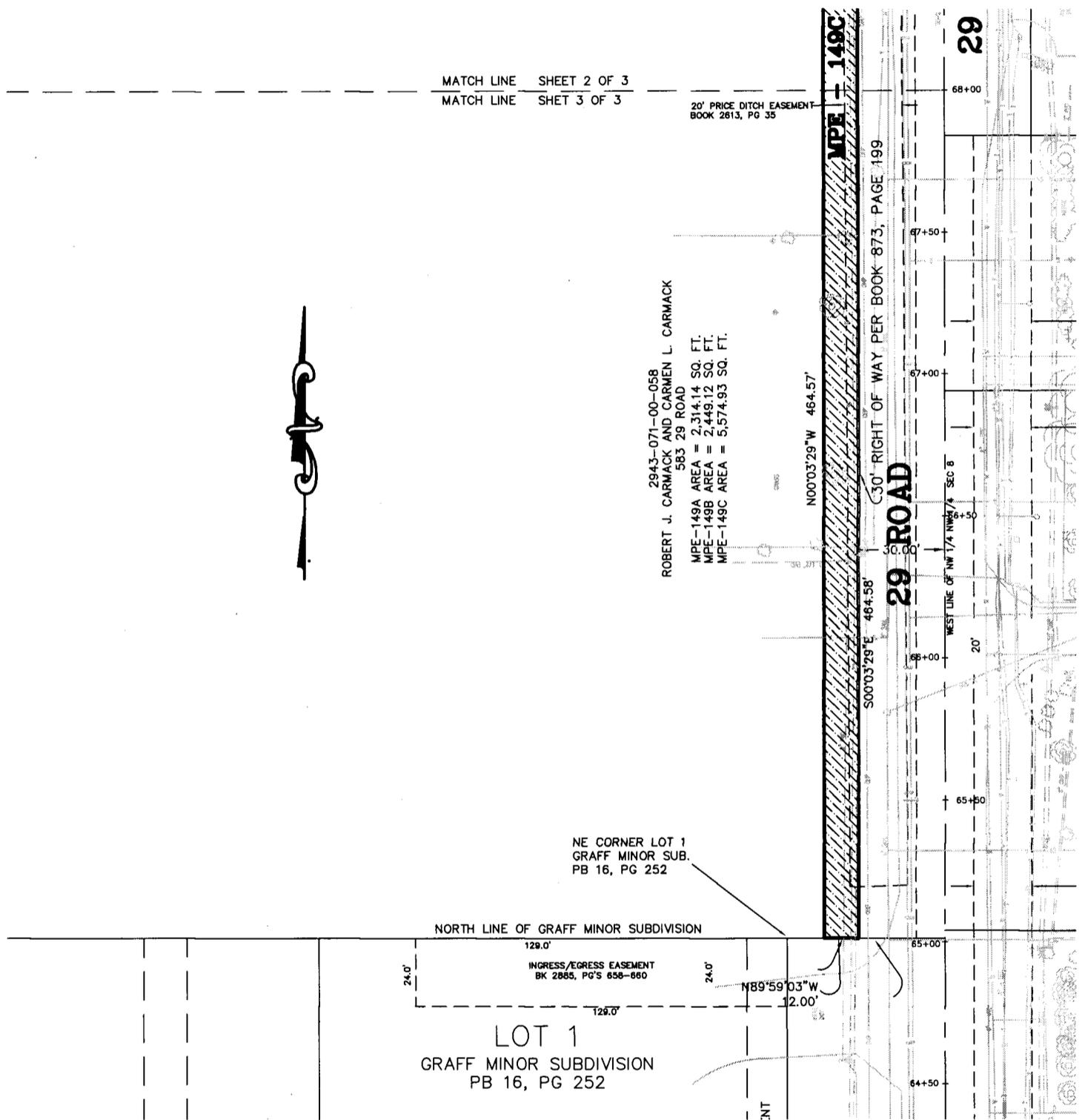
SHEET 2 OF 3

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SHEET 3 OF 3

DRAWN BY: P.T.K.
 DATE: 09-04-2002
 SCALE: 1" = 50'
 APPR. BY: IW
 FILE NO: CARMACK

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
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