

COL05NOR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	COLORADO WEST MENTAL HEALTH
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES AND LANDSCAPING ALONG NORTH AVENUE
ADDRESS:	515 28 <sup>3</sup> / <sub>4</sub> ROAD
PARCEL NO:	2943-074-00-018
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

**GRANT OF EASEMENT**

2271114 BK 3973 PG 575-577  
08/22/2005 03:56 PM  
Janice Ward CLK&REC Mesa County CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

**Grant of Easement Terms**

1(a). **The name and address of Grantor is:**  
Colorado West Regional Mental Health  
P. O. Box 40  
Glenwood Springs, CO 81602

1(b). **Grantor's property is legally described as:**  
515 28-3/4 Road  
Grand Junction, CO 81501

2. **The following described 14-foot Multi-Purpose Easement is hereby granted to the City of Grand Junction, for the use of City-approved Utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lightening, landscaping, trees and grade structures.**

**This easement is located along North Avenue and is described according to the attached Exhibit A - Easement Description.**

3. **This easement grant is nonexclusive and irrevocable. This easement shall be appurtenant to and shall run with the title of the Grantor Property.**

Executed this 3rd day of March, 2005.  
By: *Kenneth Stein*

By: \_\_\_\_\_

STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA.)

This foregoing Grant of Easement was acknowledged before me this 3rd day of March, 2005, by Kenneth Stein.

Witness my hand and official seal.  
My commission expires: 4/12/2005

*Vickie A. Brown-Pennington*  
Notary Public

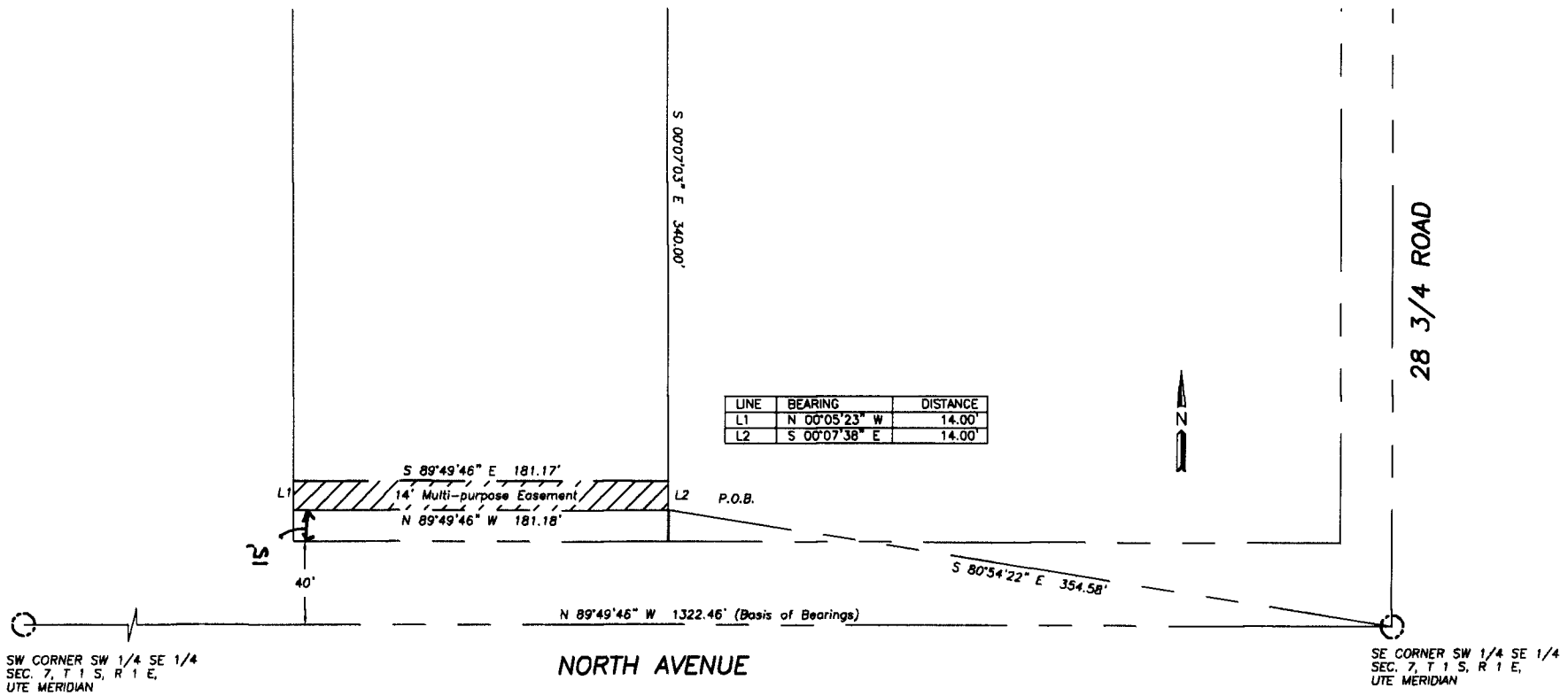


14' Multi-purpose Easement on North Avenue

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian whence the Southwest Corner of said SW 1/4 SE 1/4 bears N 89°49'46" W a distance of 1322.46 feet for a basis of bearings with all bearings contained herein relative thereto; thence N 80°54'22" W a distance of 354.58 feet to the Point of Beginning; thence N 89°49'46" W along a line 55.00 feet North of and parallel with, the South line of the SW 1/4 SE 1/4 of said Section 7, a distance of 181.18 feet; thence N 00°05'23" W a distance of 14.00 feet; thence S 89°49'46" E along a line 69.00 feet North of and parallel with, the South line of the SW 1/4 SE 1/4 of said Section 7, a distance of 181.17 feet; thence S 00°07'38" E a distance of 14.00 feet to the Point of Beginning.

By: Peter T. Krick  
City of Grand Junction





LINE	BEARING	DISTANCE
L1	N 00°05'23\" W	14.00'
L2	S 00°07'38\" E	14.00'



SW CORNER SW 1/4 SE 1/4  
 SEC. 7, T 1 S, R 1 E,  
 UTE MERIDIAN

**NORTH AVENUE**

SE CORNER SW 1/4 SE 1/4  
 SEC. 7, T 1 S, R 1 E,  
 UTE MERIDIAN