

CPS03ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OF CONTRACTOR: CPS ENTERPRISE, LLC

PURPOSE: A PERPETUAL EASEMENT FOR THE  
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT  
OF UTILITIES

SUBJECT/PROJECT: 2863 ELM AVENUE, HUGHES TRIPLEX

TAX PARCEL #: 2943-074-00-030

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



## EXHIBIT "A"

Legal Description of a Perpetual Multi-Purpose Easement

The South 14.0 feet of the North 44.0 feet of the West 72 feet of the N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Easement being more particularly described by metes and bounds as follows, to wit:

Commencing at the Northwest corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 7 to bear S 89°49'19" E with all bearings contained herein being relative thereto;

thence S 89°49'19" E along the North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 7 a distance of 660.33 feet, more or less, to the Northwest corner of the West 72 feet of the N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 7;

thence leaving the North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 7, S 00°05'05" E a distance of 30.00 feet to the Northwest corner of Grantor's property as described by Warranty Deed recorded in Book 3217 at Page 28 in the office of the Mesa County Clerk and Recorder, said point also being on the South right-of-way line for Elm Avenue as described by instrument recorded in Book 930 at Page 471 in the office of the Mesa County Clerk and Recorder, said point being the **True Point of Beginning** of the Easement herein described;

thence S 89°49'19" E along a line which is common with the North boundary line of Grantor's property and the South right-of-way line for Elm Avenue as aforesaid a distance of 72.0 feet to the Northeast corner of Grantor's property;

thence leaving said common line, S 00°05'05" E along the East boundary line of Grantor's property a distance of 14.0 feet;

thence leaving the East boundary line of Grantor's property, N 89°49'19" W a distance of 72.0 feet to a point on the West boundary line of Grantor's property, said line being common with the East boundary line of Anderson Subdivision as recorded in Plat Book 11 at Page 15 in the office of the Mesa County Clerk and Recorder;

thence N 00°05'05" E along said common line a distance of 14.0 feet to the Point of Beginning.