

CRT02GCS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF MULTI-PURPOSE EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: JOHN B. CURTIS AND SYBIL
P. CURTIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 599
GRAND CASCADE WAY – LOT 2 OF THE REPLAT OF LOTS 1 – 4 AND
TRACK A OF THE FALLS - FILING #4

PARCEL NO. : 2943-072-17-045

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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 3066 PAGE 822

2053042 04/26/02 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EAEMPT

GRANT OF MULTI-PURPOSE EASEMENT

John B. Curtis and Sybil P. Curtis, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 parcel of land, to wit:

The East 14.0 feet of Lot 2 of the Replat of Lots 1 thru 4 and Tract A of The Falls Filing No. Four, a subdivision situate in the Northwest ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 138 in the office of the Mesa County Clerk and Recorder.

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 18th day of April, 2002.

John B. Curtis
John B. Curtis

Sybil P. Curtis
Sybil P. Curtis

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of April, 2002, by John B. Curtis and Sybil P. Curtis.

My commission expires June 5, 2004.
Witness my hand and official seal.

John L. Seabolt
Notary Public

