

CUR02GCS

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 1 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

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WHEN RECORDED RETURN TO:

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

Book 3066 Page 820

2053041 04/26/02 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

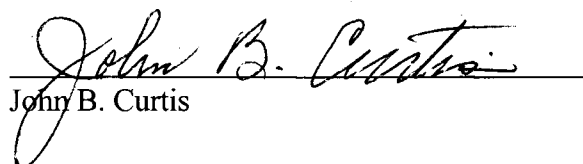
GRANT OF MULTI-PURPOSE EASEMENT

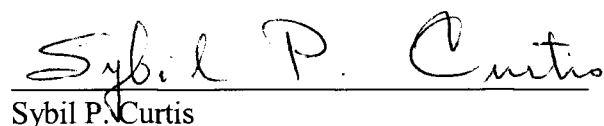
John B. Curtis and Sybil P. Curtis, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to the City of Grand Junction, a Colorado home 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:

Beginning at the Northwest Corner of Lot 1 of the Replat of Lots 1 Thru 4 and Tract A of The Falls Filing No. Four, a subdivision situate in the Northwest $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 138 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of said subdivision;
thence N 89°50'00" E along the North boundary line of said Lot 1 a distance of 82.77 feet to a point of curvature in the boundary line of said Lot 1;
thence continuing along the boundary line of said Lot 1, 31.42 feet along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", and a long chord bearing S 45°10'00" E a distance of 28.28 feet to a point on the East boundary line of said Lot 1;
thence S 00°10'00" E along the East boundary line of said Lot 1 a distance of 100.00 feet to the Southeast Corner of said Lot 1;
thence S 89°50'00" W along the South boundary line of said Lot 1 a distance of 14.00 feet;
thence leaving the South boundary line of said Lot 1, N 00°10'00" W a distance of 100.00 feet to a point of curvature;
thence 9.42 feet along the arc of a curve to the left, having a radius of 9.42 feet, a central angle of 90°00'00", and a long chord bearing N 45°10'00" W a distance of 8.49 feet;
thence S 89°50'00" W a distance of 82.50 feet to a point on the West boundary line of said Lot 1;
thence N 01°14'34" W along the West boundary line of said Lot 1 a distance of 14.00 feet to the Point of Beginning.

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 8th day of April, 2002.


John B. Curtis


Sybil P. Curtis

