

CVV03245

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF CONTRACTOR:	CANYON VIEW VINEYARD CHURCH INC.
SUBJECT / PROJECT:	UTILITIES / MULTI-PURPOSE
ADDRESS:	736 24 ½ ROAD
PARCEL:	2701-334-30-951
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2003
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2102877 02/10/03 0426PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

MULTIPURPOSE EASEMENT

THIS MULTIPURPOSE EASEMENT ("Easement"), dated as of the 27 day of January, 2003, is by CANYON VIEW VINEYARD CHURCH, INC., (Grantor).

Grantor, for and in consideration of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants to the CITY OF GRAND JUNCTION a multipurpose easement on the following described real property located in Mesa County, Colorado:

A tract of land situated in Lot 35, Replat of Lots 26 and 35, Pomona Park as said Lot 35, was recorded on December 30, 1999 under Reception No. 1933913 in the office of the Clerk and Recorder of Mesa County, Colorado, described as follows:

Commencing at the southeast corner of said Lot 35; thence along the east line of said Lot 35 N 00 degrees 05' 27" W, 14.00 feet to the north line of the existing 14 foot Multi-Purpose Easement this being the point of beginning;

1. Thence along the north line of said Multi-Purpose Easement N 89 degrees 54' 15" W, 615.46 feet to the east line of the existing Multi-Purpose Easement;
2. Thence along the east line of said Multi-Purpose Easement N 00 degrees 03' 01" W 18.27 feet;
3. Thence S 45 degrees 09' 08" E, 11.74 feet;
4. Thence S 89 degrees 54' 15" E, 303.68 feet;
5. Thence easterly 68.27 feet along the arc of a circular curve being concave to the south, having a radius of 536.00 feet and a central angle of 7 degrees 17' 53", and whose cord bears S 86 degrees 15' 18" E, 68.23 feet to a point of reverse curvature;
6. Thence easterly 59.10 feet along the arc of a circular curve being concave to the north, having a radius of 464.00 feet and a central angle of 7 degrees 17' 53", and whose cord bears S 86 degrees 15' 18" E, 59.06 feet;
7. Thence S 89 degrees 54' 15" E, 176.45 feet to the east line of said Lot 35;
8. Thence S 00 degrees 05' 27" E, 1.90 feet to the point of beginning.

The tract of land as described above contains 0.098 acres more or less.

The grant of this multipurpose easement to the City of Grand Junction shall be for the use of City approved utilities and public providers as a perpetual easement 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, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Grantor shall have the right to cultivate, use and occupy the area of the Easement for purposes which are consistent with the rights granted herein. Without limiting the generality of the foregoing, Grantors shall not place any obstructions within the area of the Easement which could interfere with use described above.

IN WITNESS WHEREOF this Multipurpose Easement is executed this 27 day of January, 2003.

CANYON VIEW VINEYARD CHURCH, INC.

By *Dan Cox*
Dan Cox, President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of January, 2003 by Dan Cox, President of Canyon View Vineyard Church, Inc.
Witness my hand and official seal.
My commission expires: 2/7/06.

Connie J. Lynch
Notary Public

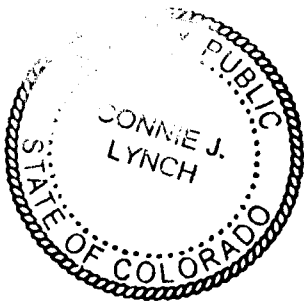
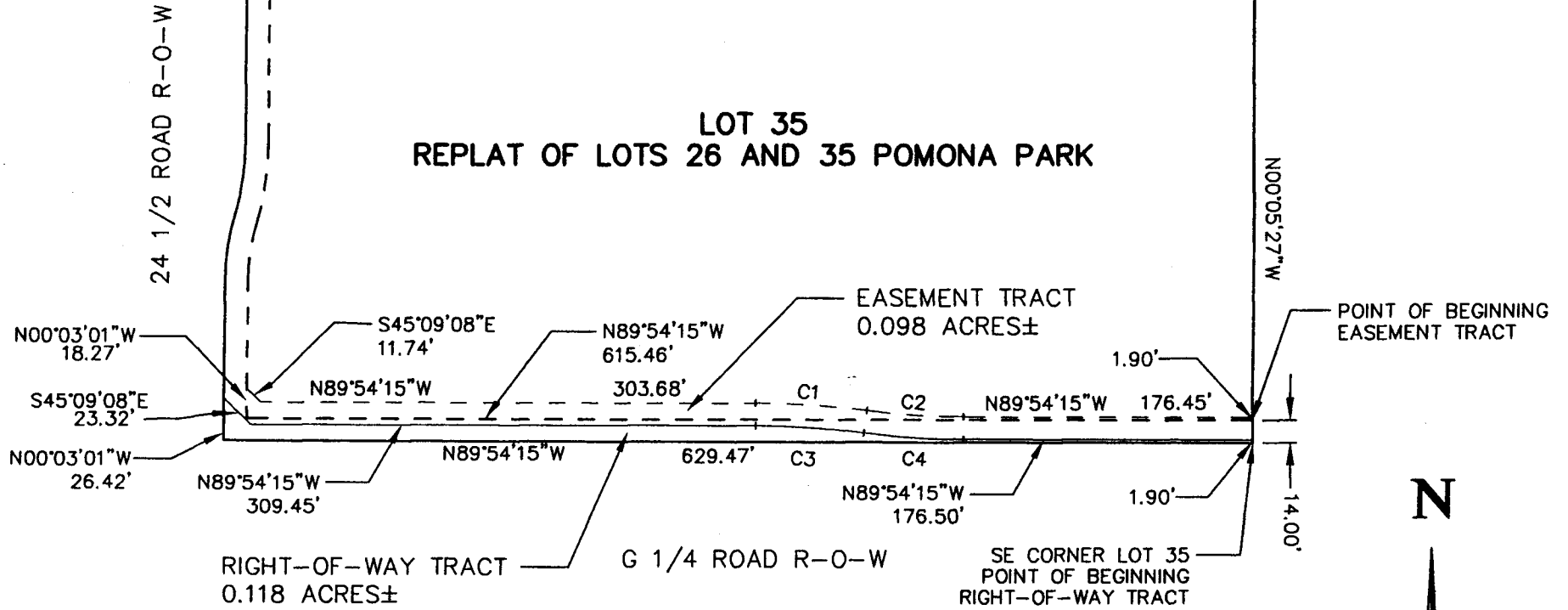


EXHIBIT C

LOT 35 REPLAT OF LOTS 26 AND 35 POMONA PARK



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD DIST	CHORD BEARING
C1	68.27	536.00	7° 17' 53"	68.23	S 86° 15' 18" E
C2	59.10	464.00	7° 17' 53"	59.06	S 86° 15' 18" E
C3	66.49	522.00	7° 17' 53"	66.44	S 86° 15' 18" E
C4	60.88	478.00	7° 17' 53"	60.84	S 86° 15' 18" E

FEET 100 0 100 FEET

GRAPHIC SCALE

SCALE: 1 INCH = 100 FEET