

CWM05287

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

GRANT OF EASEMENT

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

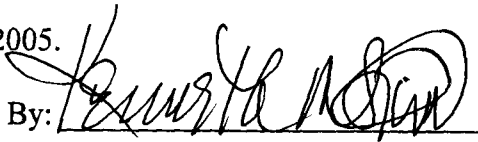
1(b). **Grantor's property is legally described as:**
515 28-3/4 Road
Grand Junction, CO 81501

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 facilitates, street lightening, landscaping, trees and grade structures.**

This easement is located along 28-3/4 Road 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: 

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

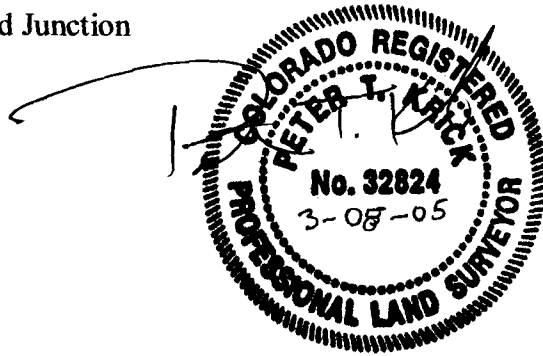
Vickie A. Brown-Pennington
Notary Public



14' Multi-purpose Easement on 28-3/4 Road

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 03°53'23" W a distance of 380.96 feet to the Point of Beginning; thence N 89°48'51" W a distance of 14.00 feet; thence N 00°07'38" W along a line 39.00 feet West of and parallel with, the East line of the SW 1/4 SE 1/4 of said Section 7, a distance of 609.07 feet; thence S 89°48'58" E a distance of 14.00 feet; thence S 00°07'38" E along a line 25.00 feet West of and parallel with, the East line of the SW 1/4 SE 1/4 of said Section 7, a distance of 609.07 feet to the Point of Beginning.

By: Peter T. Krick
City of Grand Junction

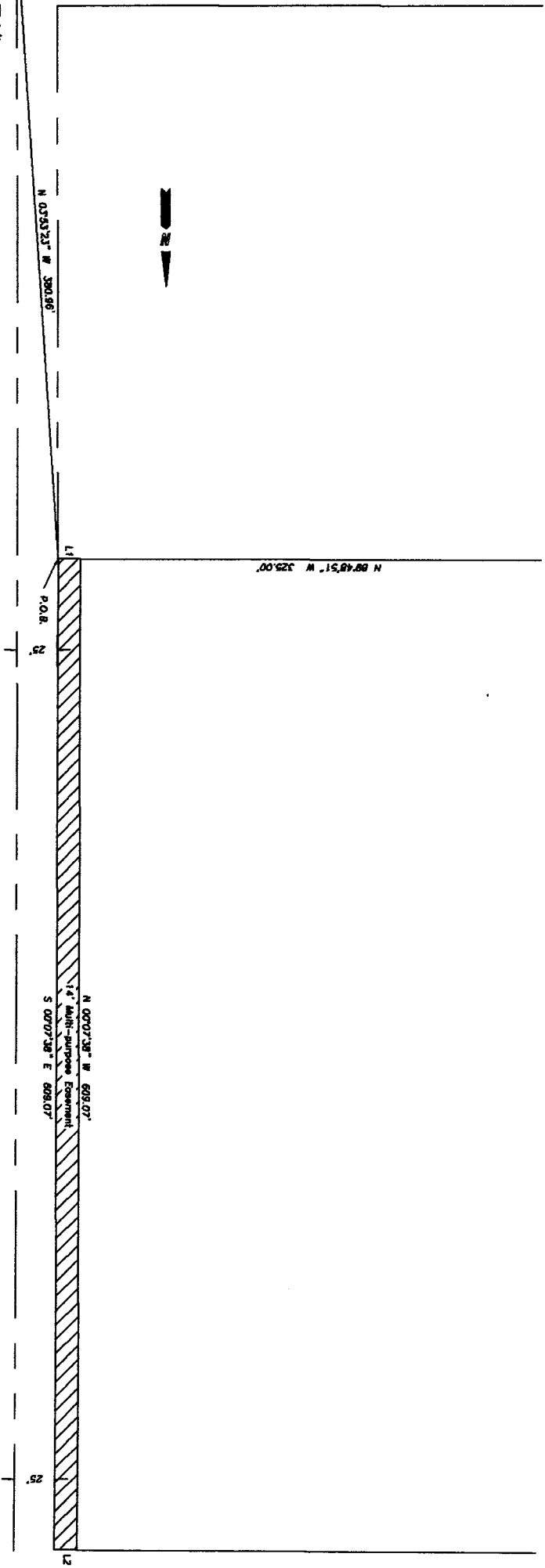


SW CORNER SE 1/4
 SEC. 7, T. 1 S, R. 1 E.
 UTE MERIDIAN

N 87°49'45" W 1322.48' (Point of Beginning)

NORTH AVENUE

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



N 88°48'51\" W 325.00'

L1
 P.O.B.
 N

N 00°07'38\" W 608.07'
 14' Multi-purpose Easement
 S 00°07'38\" E 608.07'

28 3/4 ROAD

25

L2

LINE	BEARING	DISTANCE
1	N 87°49'45\" W	1322.48
2	N 03°53'23\" W	380.96
3	S 87°49'58\" E	14.00