

DER05PAT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	NORRICE ANN DERNER BISHOP FURNITURE REMODEL
PURPOSE:	A PERPETUAL MULTI-PURPOSE EASEMENT FOR THE USE AND BENEFIT OF THE PUBLIC UTILITIES FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND APPURTENANCES RELATED
ADDRESS:	2460 PATTERSON ROAD (F ROAD)
PARCEL NO:	2945-044-00-060
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2195541 BK 3669 PG 178-180
06/04/2004 04:01 PM
Janice Ward CLK&REC Mesa County
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENTS

Norrice Ann Derner, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does 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, the herein described 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 premises, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

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 Grantor 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 items or fixtures 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 Grantor hereby further covenanting with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she 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 4th day of June, 2004.

Norrice Ann Derner
Norrice Ann Derner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of June, 2004, by Norrice Ann Derner.

My commission expires 10/29/2005.
Witness my hand and official seal.

Gayleen Henderson
Notary Public



My Commission Expires 10/29/2005

EXHIBIT A

EASEMENT DESCRIPTION

A strip of land for a multi-purpose easement located in the SW 1/4 SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

Commencing at the S 1/4 corner of said Section 4, the basis of bearing being N90°00'00"E to the southeast corner of said Section 4;
thence N90°00'00"E a distance of 417.50 feet
thence N00°10'40"E a distance of 55.00 feet to the northerly right-of-way of F Road and the point of beginning;
thence N00°10'40"E a distance of 14.00 feet;
thence S90°00'00"E a distance of 242.21 feet;
thence S00°11'14"W a distance of 14.00 feet to said northerly right-of-way;
thence N90°00'00"W a distance of 242.25 feet to the point of beginning.
Said parcel contains 3390 square feet, more or less.

This description was prepared by
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

EXHIBIT B

14' MULTI-PURPOSE EASEMENT

