

ELO0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: MULTI-PURPOSE - UTILITY & DRAINAGE

NAME OF PROPERTY OWNER OR GRANTOR: DAVID ROY ELLIOTT AND  
DEBORAH JEAN ELLIOTT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 515  
29 ROAD - LOT 18, BLOCK 2, EPPS SUBDIVISION

PARCEL NO.: 2943-074-11-015

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 5<sup>th</sup> Street  
 Grand Junction, CO 81501

Book 3153 Page 430

2076079 09/13/02 1027AM  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 REC FEE \$15.00  
 DOCUMENTARY FEE \$EXEMPT

### GRANT OF MULTI-PURPOSE EASEMENT

David Roy Elliott and Deborah Jean Elliott, as Joint Tenants, Grantors, for and in consideration of the sum of Nine Hundred Three and 60/100 Dollars (\$903.60), 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:

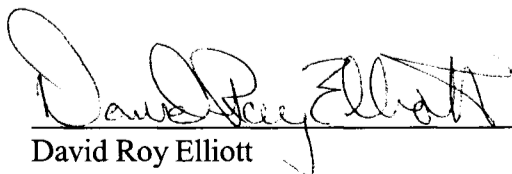
A tract or parcel of land for Perpetual Multi-Purpose Easement purposes, situate in the Southeast  $\frac{1}{4}$  (SE  $\frac{1}{4}$ ) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:


Beginning at the Southeast Corner of Lot 18, Block 2 of Epps Subdivision, situate in the SE  $\frac{1}{4}$  of said Section 7 as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE  $\frac{1}{4}$  of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto;  
 thence S 89°56'20" W along the south boundary line of said Lot 18 a distance of 7.00 feet;  
 thence leaving the south boundary line of said Lot 18, N 00°03'46" W a distance of 89.96 feet;  
 thence S 41°56'59" E a distance of 10.48 feet to a point on the east boundary line of said Lot 18;  
 thence S 00°03'46" E along the east boundary line of said Lot 18 a distance of 82.16 feet to the Point of Beginning,

containing 602.40 square feet as described herein and depicted on "Exhibit A" 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 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 10<sup>th</sup> day of SEPTEMBER, 2002.

  
 David Roy Elliott

  
 Deborah Jean Elliott

State of Colorado     )  
                                  )ss.  
County of Mesa        )

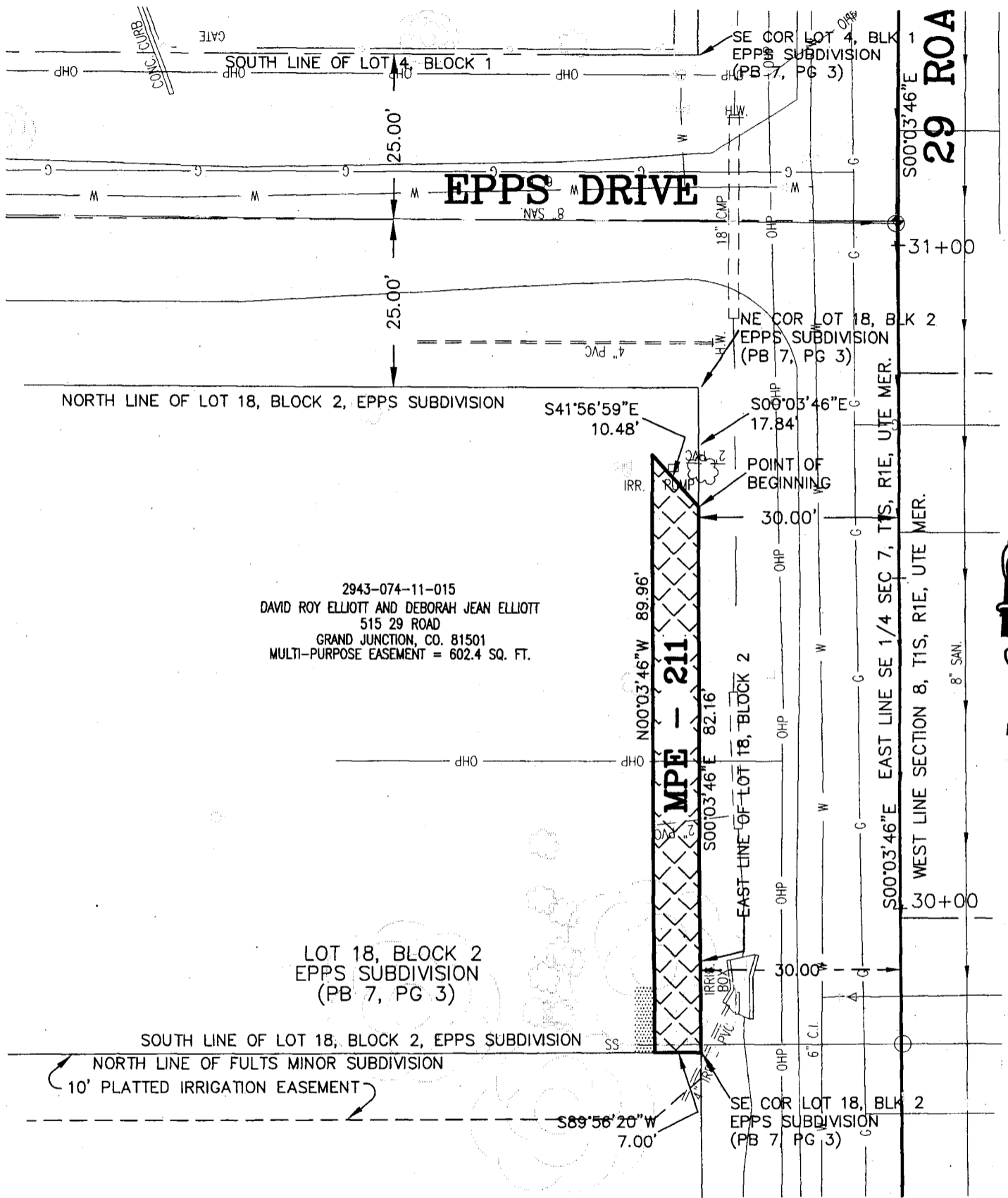
The foregoing instrument was acknowledged before me this 10th day of September 2002,  
by David Roy Elliott and Deborah Jean Elliott, as Joint Tenants.

My commission expires April 4, 2003.  
Witness my hand and official seal.



Genevieve M. Blecha  
Notary Public

# EXHIBIT "A"



2943-074-11-015  
 DAVID ROY ELLIOTT AND DEBORAH JEAN ELLIOTT  
 515 29 ROAD  
 GRAND JUNCTION, CO. 81501  
 MULTI-PURPOSE EASEMENT = 602.4 SQ. FT.

LOT 18, BLOCK 2  
 EPPS SUBDIVISION  
 (PB 7, PG 3)

10' PLATTED IRRIGATION EASEMENT

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

REVISED: 5-23-2002  
 REVISED: 3-04-2002  
 REVISED: 3-01-2002

DRAWN BY: P.T.K.  
 DATE: 10-23-2001  
 SCALE: 1" = 20'  
 APPR. BY: IW  
 FILE NO: 1040DWG

29 ROAD  
 RIGHT-OF-WAY DESCRIPTION MAP  
 2943-074-11-015

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION