

GJS04245

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	THE GRAND JUNCTION SUPER BOWL, LLC
PURPOSE:	20-FOOT SANITARY SEWER EASEMENT NONEXCLUSIVE AND IRREVOCABLE
ADDRESS:	637 24 ½ ROAD, LOT 1, D & G MINOR SUBDIVISION
PARCEL NO:	2945-043-15-001
FILE NO:	SPR-2004-095
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

GRANT OF EASEMENT

2211799 BK 3731 PG 104-106
09/02/2004 04:15 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

Grant of Easement Terms

- 1(a) The name and address of Grantor is: GJ Super Bowl, LLC
P.O. Drawer 790
Glenwood Springs, CO 81602
1(b) Grantor's property is legally described as: Lot 1
D & G Minor Subdivision
City of Grand Junction, County of Mesa,
State of Colorado
1(c) Grantor's property City Develop. File No: SPR-2004-095
2. The following described 20-foot Sanitary Sewer Easement is hereby granted to the City
of Grand Junction. This easement is described according to the attached 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 27th day of August 2004.

GJ Super Bowl, LLC

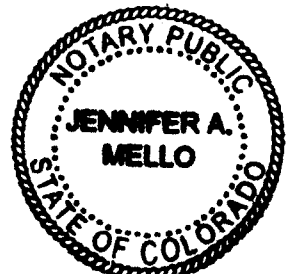
By: [Signature]
Chris Motz, Manager

STATE OF COLORADO )
)ss.
COUNTY OF MESA.)

The foregoing Grant of Easement was acknowledged before me this 27th day of August, 2004, by Chris Motz, Manager GJ Super Bowl, LLC.

Witness my hand and official seal.
My commission expires: 10-26-06

[Signature]
Notary Public



My Commission Expires
October 24, 2006

**EASEMENT DESCRIPTION**

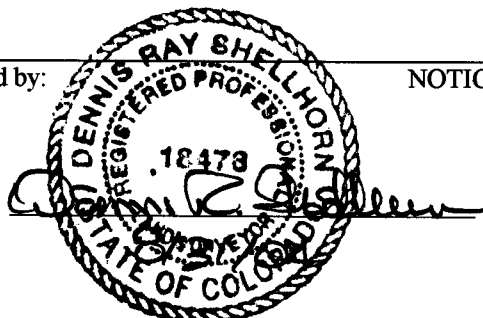
An easement across Lot 1 of D & G Minor Subdivision, situated in the NE1/4 SW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the West line of said Lot 1, whence the Northwest corner of said Lot 1 bears North 00°02'02" West, a distance of 24.40 feet;  
Thence North 89°52'02" East, a distance of 531.62 feet;  
Thence South 00°07'58" East, a distance of 73.01 feet;  
Thence North 89°59'40" West, a distance of 20.00 feet;  
Thence North 00°07'58" West, a distance of 52.96 feet;  
Thence South 89°52'02" West, a distance of 511.66 feet;  
Thence North 00°02'02" West, a distance of 20.00 feet to the Point of Beginning.

Containing 0.268 acres, more or less.

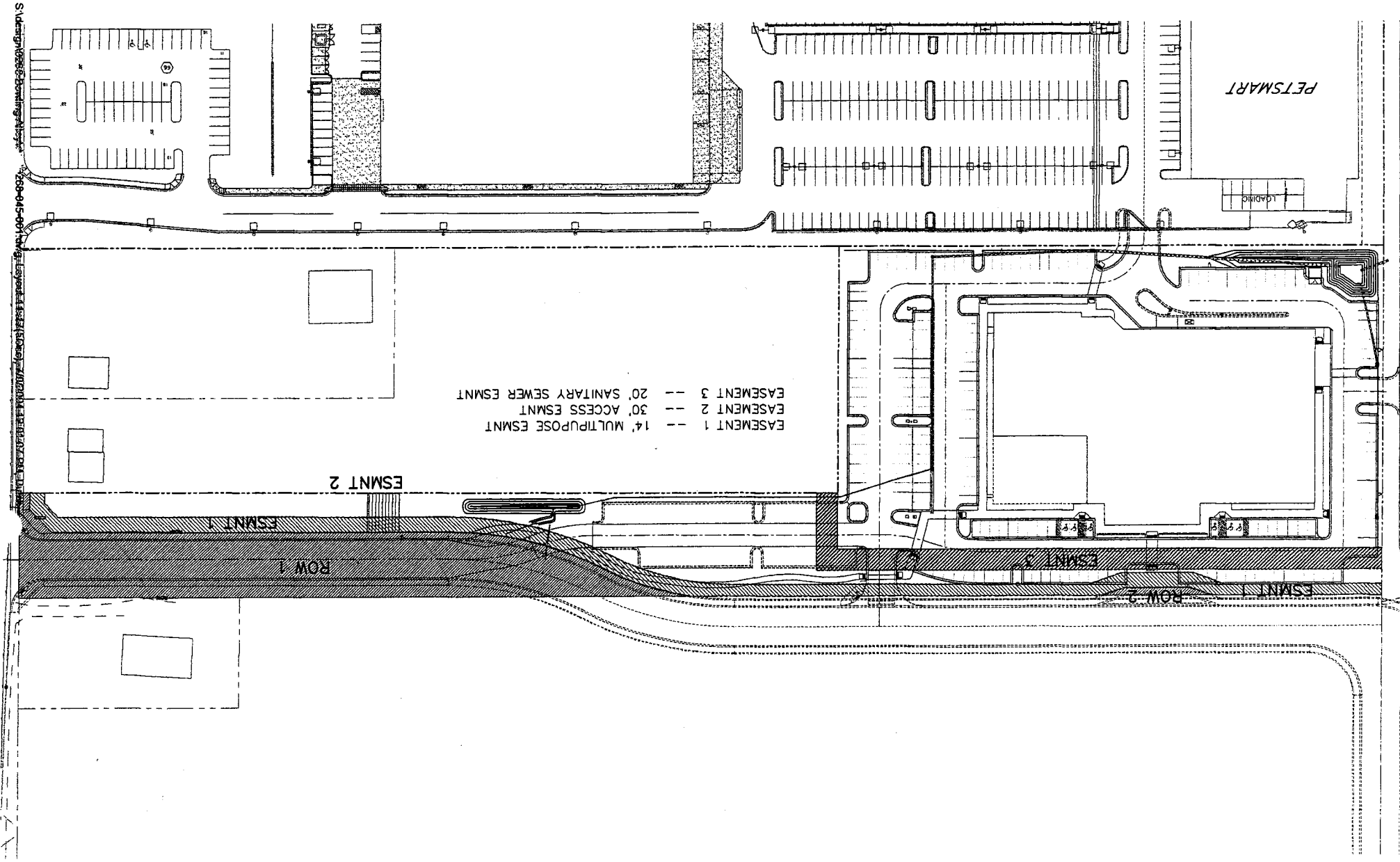
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This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

RECORDER NOTE: POOR QUALITY DOCUMENT  
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PETS MART

LOADING

EASEMENT 1 -- 14' MULTIPURPOSE ESMNT  
EASEMENT 2 -- 30' ACCESS ESMNT  
EASEMENT 3 -- 20' SANITARY SEWER ESMNT

ESMNT 2

ESMNT

ROW 1

ESMNT 3

ROW 2

ESMNT 1