

GRA07PNY

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

EASEMENT (MULTIPURPOSE)

NAME OF PROPERTY
OWNER OR GRANTOR:

GRANUM VILLAGE PARK, LLC., A
COLORADO LIMITED LIABILITY COMPANY

PURPOSE:

MULTIPURPOSE EASEMENT
MONUMENT HOMES

ADDRESS:

2526 WEST PINYON AVENUE

PARCEL #:

2945-102-16-015

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2007

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

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

RECEPTION #: 2358629, BK 4333 PG 887 01/12/2007 at
03:57:55 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

RECEIVED

JAN 12 2007

COMMUNITY DEVELOPMENT
DEPT.

GRANT OF MULTI-PURPOSE EASEMENT

Granum Village Park, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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 premises, to wit:

A certain perpetual multi-purpose easement located in the SE ¼ NW ¼ Section 10 in Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows

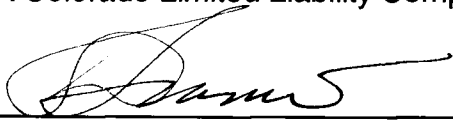
The South fourteen (14) feet and the East fourteen (14) feet of Lot15 in Block 1 of Minerva Park, as recorded in Plat Book 11, Page 317 in the records of the office of the Mesa County Clerk and Recorder.

Easement 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 Grantor hereby covenants 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 Grantor hereby further covenanting with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 12 day of January, ~~2006~~ ²⁰⁰⁷

Granum Village Park, LLC,
A Colorado Limited Liability Company


Dennis L. Granum, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12 day of January, 2006, by Granum Village Park LLC, A Colorado Limited Liability Company by Dennis L. Granum, Manager.

My commission expires: March 14, 2007.
Witness my hand and official seal.





Notary Public

EXHIBIT A

2945-102-16-014
GREGORY J. WATERMAN

LOT 14

N 89°55'22" E 257.73'

**LOT 15, BLOCK 1
MINERVA PARK
PLAT BOOK 11, PAGE 317**
GRANUM VILLAGE PARK, LLC
BOOK 4102, PAGE 20
44,278 S.F.
1.016 AC.±

SOUTH COMMERCIAL CONDOMINIUMS
BOOK 3805, PAGE 455

172.25'

N 00°04'42" W

20' UTILITY, DRAINAGE AND IRRIGATION EASEMENT

14' MULTIPURPOSE EASEMENT
5742 S.F.
0.132AC.±

6' UTILITY EASEMENT
N 00°00'00" E 152.21'

WEST CRETE CIRCLE 60' RIGHT-OF-WAY

14' MULTIPURPOSE EASEMENT
5742 S.F.
0.132AC.±

15' UTILITY, DRAINAGE AND IRRIGATION EASEMENT

N 89°54'25" E 237.52'

WEST PINYON AVENUE

60' RIGHT-OF-WAY

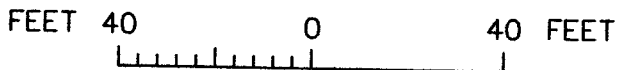
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	89°54'25"	20.00'	31.38'	19.97'	28.26'	N44°57'12"E

LEGEND

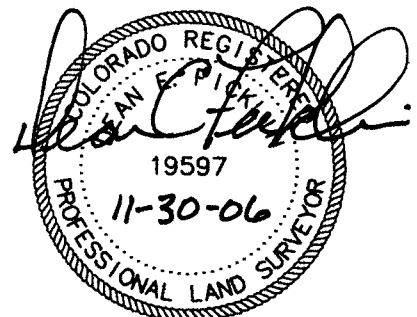
S.F. SQUARE FEET

AC. ACRES



GRAPHIC SCALE

SCALE: 1 INCH = 40 FEET



Dean E. Ficklin
P.L.S., 19597