

GUA08CHP

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

EASEMENT

NAME OF PROPERTY  
OWNER OR GRANTOR:

GUARANTY ENTERPRISES, INC., AN  
OKLAHOMA CORPORATION AND ROGER  
L. KING

PURPOSE:

GRANT OF MULTI-PURPOSE EASEMENT  
FOR KING SUBDIVISION, 474 28 ¼ ROAD

ADDRESS:

CHIPETA AVENUE

PARCEL #:

2943-182-00-049

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2008

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

**GRANT OF MULTI-PURPOSE EASEMENT**

Guaranty Enterprises, Inc., an Oklahoma Corporation and Roger L. King, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and 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 certain parcel of land as described in Exhibit "A" and depicted on Exhibit "B", both 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

2. Grantors hereby covenant with Grantee they have good title to the herein described 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 20th day of NOVEMBER, 2008.

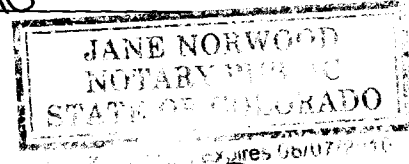
Guaranty Enterprises, Inc.,  
an Oklahoma Corporation

By [Signature]  
Roger L. King, President

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 20th day of November 2008, by Roger L. King, President of Guaranty Enterprises, Inc., an Oklahoma Corporation.

My commission expires: et/10  
Witness my hand and official seal.



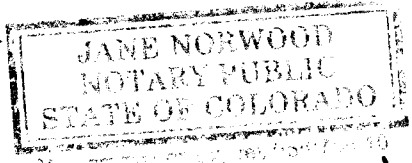
[Signature]  
Notary Public

Roger L. King  
Roger L. King

State of Colorado     )  
                                  )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this 20th day of November 2008, by Roger L. King.

My commission expires: \_\_\_\_\_  
Witness my hand and official seal.



Jane Norwood  
Notary Public

## **EXHIBIT "A"**

### **14.00 MULTIPURPOSE EASEMENT DESCRIPTION**

That real property located in the West Half of the Southeast Quarter of the Northwest Quarter (W $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 18, Township 1 South, Range 1 East, Ute Meridian of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 18, whence the Southeast corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 18 bears South 89 degrees 55 minutes 42 seconds East, a distance of 1317.40 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 55 minutes 42 seconds East, a distance of 40.00 feet; thence North 00 degrees 05 minutes 42 seconds East, a distance of 735.57 feet, along the East right-of-way line of 28 $\frac{1}{4}$  Road; thence North 00 degrees 05 minutes 42 seconds East, a distance of 73.16 feet to the POINT OF BEGINNING; thence North 00 degrees 05 minutes 42 seconds East, a distance of 19.79 feet; thence South 44 degrees 55 minutes 00 seconds East, a distance of 50.61 feet; thence South 89 degrees 55 minutes 42 seconds East, a distance of 582.46 feet; thence South 00 degrees 04 minutes 18 seconds West, a distance of 14.00 feet; thence North 89 degrees 55 minutes 42 seconds West, a distance of 588.26 feet; thence North 44 degrees 55 minutes 00 seconds West, a distance of 42.42 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.203 Acres, as described.

**EXHIBIT "B"**

14.00 FOOT WIDE  
MULTIPURPOSE EASEMENT  
LOCATED IN THE  
W1/2 SE1/4 NW1/4, SECTION 18  
T1S, R1E, UTE MERIDIAN  
GRAND JUNCTION  
MESA COUNTY, COLORADO

**DESCRIPTION**




KNOW ALL MEN BY THESE PRESENTS:

That real property located in the West Half of the Southeast Quarter of the Northwest Quarter (W1/2 SE1/4 NW1/4) of Section 18, Township 1 South, Range 1 East, Ute Meridian of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 NW1/4, Section 18, whence the Southeast corner of said SE1/4 NW1/4, Section 18 bears South 89 degrees 55 minutes 42 seconds East, a distance of 1317.40 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 55 minutes 42 seconds East, a distance of 40.00 feet; thence North 00 degrees 05 minutes 42 seconds East, a distance of 735.57 feet, along the East right-of-way line of 28 1/4 Road; thence North 00 degrees 05 minutes 42 seconds East, a distance of 73.16 feet to the POINT OF BEGINNING; thence North 00 degrees 05 minutes 42 seconds East, a distance of 19.79 feet; thence South 44 degrees 55 minutes 00 seconds East, a distance of 50.61 feet; thence South 89 degrees 55 minutes 42 seconds East, a distance of 582.46 feet; thence South 00 degrees 04 minutes 18 seconds West, a distance of 14.00 feet; thence North 89 degrees 55 minutes 42 seconds West, a distance of 588.26 feet; thence North 44 degrees 55 minutes 00 seconds West, a distance of 42.42 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.203 Acres, as described.

**LEGEND**

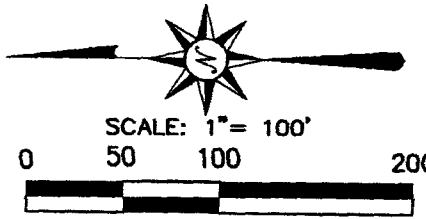
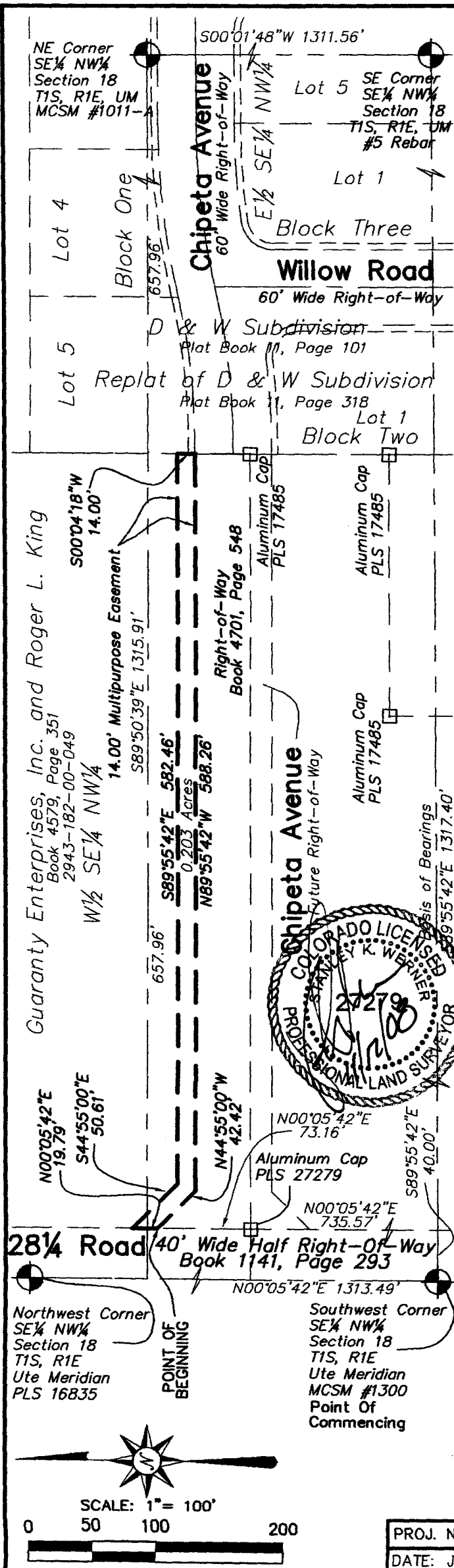
-  ALIQUOT SURVEY MARKER, AS NOTED
-  FOUND REBAR, AS NOTED
-  AND SYMBOL
- NTS NOT TO SCALE
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- MCSM MESA COUNTY SURVEY MARKER
- BLM BUREAU OF LAND MANAGEMENT

All lined units shown hereon in U.S. Survey feet.

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451



PROJ. NO. 07-173	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: July, 2008	dc/tj	rsk	skw	1	1