

HUM05H50

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	BRAD R AND JOAN E HUMPHREY
PURPOSE:	EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES
ADDRESS:	800 HWY 50
PARCEL NO:	2945-261-15-007
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

2291683 BK 4055 PG 542-544
12/08/2005 03:23 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Brad R. Humphrey and Joan E. Humphrey, 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 sold, granted and conveyed, and by these presents do 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 parcel of land, to wit:

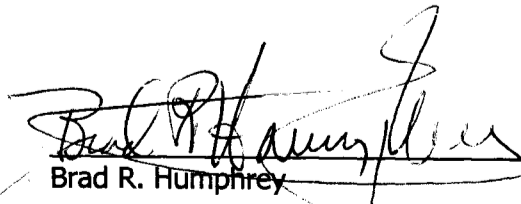
Commencing at the N1/4 corner of Section 26, T1S, R1W, of Ute P.M. and considering the North line of said Section 26 to bear N00°00'00"E to the E1/16 corner of said Sec. 26, thence along said North line 180.23 feet to the East R.O.W. line of Aspen street, thence S00°33'15"W 778.37 feet along the East R.O.W. OF Aspen St. to the P.O.B. on the West line of lot 30 and the North R.O.W. line of S.H. 50, thence S64°09'08"E 138.40 feet along said R.O.W. Line of Hwy. 50, thence N00°33'15"E 15.50 feet, thence N64°09'08"W 105.30 feet, thence S87°54'57"W 16.00 feet along side of office building, thence N00°33'15"E 262.42 feet, thence N88°44'54"W 14.00 feet, thence S00°33'15"W 263.32 feet along the West boundary of said block 20 to the point of beginning.

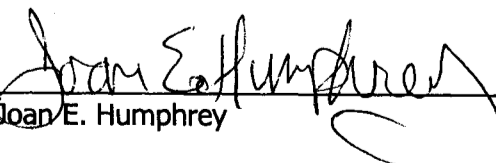
CONTAINING 5,395.51 Square Feet, more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right 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. Grantors shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement area 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 area.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. 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 7 day of Dec, 2005.


Brad R. Humphrey


Joan E. Humphrey

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7 day of Dec 2005
2005, by Brad R. Humphrey and Joan E. Humphrey.

My commission expires: 5/25/07



Witness my hand and official seal.

Joseph L. Mumford
Notary Public

N1/4 Cor. S26
T1S,R1E

N00°00'00"E 180.23'

55'

N88°44'54"W

111.15'

14'

263.32'

S0°33'15"W 778.37'

14 FT. MULTI-PURPOSE EASEMENT

N0°33'15"E 262.42'

S0°33'15"W 320.93'

2945-261-15-007
LOTS 28 THRU 38 IN BLOCK 20 AND
SOUTH 40 FT. OF GLENWOOD AV.
ALL IN ORCHARD MESA HEIGHTS SUB.

ASPEN STREET

58'

P.O.B.

OFFICE

AREA = 5395.51 SF

S87°54'57"W 16.00'

N64°09'08"W 105.30'

105.30'

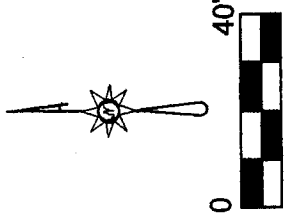
S64°09'08"E 138.40'

138.40'

N0°33'15"E 15.50'

COLO. S. H. 50

20 ALLEY



TAX #2945-261-22-006

BRAD R. HUMPHREY
HUMPHREY R.V. SALES