

HUM09RVE

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	BRAD AND JOAN HUMPHREY
PURPOSE:	HUMPHREY'S RV EXPANSION MULTIPURPOSE EASEMENT
ADDRESS:	800 HIGHWAY 50
PARCEL #:	2945-261-15-007
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
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


GRANT OF MULTIPURPOSE EASEMENT

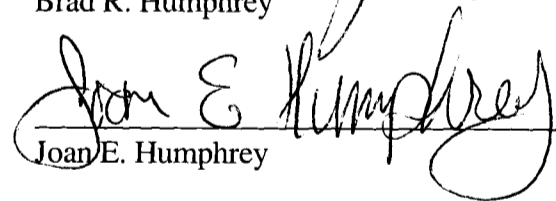
Brad R. Humphrey and Joan E Humphrey, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction**, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multipurpose 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:

See Exhibit "A" Attached hereto and incorporated herein.

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 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 Grantor has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that Grantors 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 6th day of March, 2009.



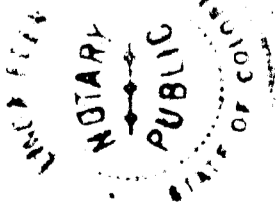
Brad R. Humphrey


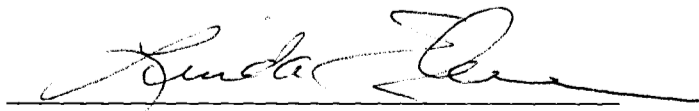
Joan E. Humphrey

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of March, 2009, by Brad R. Humphrey and Joan E. Humphrey.

My commission expires 12-8-2009.
Witness my hand and official seal.





Notary Public

A 14 FT. MULTI-PURPOSE EASEMENT.

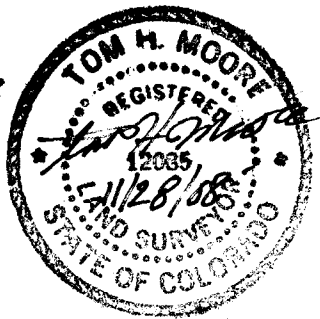
KNOW ALL MEN BY THESE PRESENTS:

That Brad R. Humphrey and Joan E. Humphrey, are the owners of real property as described in Book 3126, at Page 614, as in the records in the Mesa County Clerk and Recorders Office, as Lots 27 thru Lots 38, in Block 20, and South 40 ft. of Glenwood Avenue. Vacated in Bk. ⁶²⁵Pg. ²⁸⁵, all in Orchard Mesa Heights Subdivision (Plat Bk. 1 Pg.16), Situated in the NE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows;

Commencing at the N1/4 corner of Section 26, T.1 S., R.1 W., of the Ute P.M. and considering the North line of said Section 26 to bear S88°44'54"E to the E1/16 corner of said Section 26, thence S88°44'54"E 180.23 feet along said North Line of Sec. 26 to the East R.O.W. line of Aspen Street, thence S00°33'15"W 772.84 feet along the said East R.O.W. line of Aspen St. to the P.O.B. on the West line of Block 20 and 5.53 feet North of the North R.O.W. line of S.H. 50, thence S64°09'08"E 138.40 feet, thence N00°33'15"E 15.48 feet along the East line of Bk. 20, thence N64°09'08"W 122.92 feet, thence N00°33'15"E 248.75 feet, thence N88°44'54"W 14.00 feet, thence S00°33'15"W 257.79 feet along West line of Block 20 to the P.O.B..

Thomas H. Moore

By Thomas H. Moore
L.S. 12085
11/28/08



COMMENCING AT
N1/4COR.SEC.26,T1S,R1W

SURVEY FOR A MULT-PURPOSE
EASEMENT & A 5' DEDICATION
BASE OF BEARING

S88°44'54"E 1322.80'

180.23'

M.C.S.M.#273

EAST R.O.W. LINE OF ASPEN ST.

NW COR OF
BLOCK 19

E1/16 COR.SEC.26
T1S,R1W.
M.C.S.M.#135

S00°33'15"W
515.05

14.0'

N88°44'54"W

111.14'

AREA = 5375' Sq. Ft.

ASPEN STREET

263.32'

257.79'

14' MULT-PURPOSE EASEMENT

248.75'

N0°33'15"E

LOTS 27 THRU 38 IN BK.20 & SO. 40.0 FT. OF
GLENWOOD AVE. ALL IN ORCHARD MESA
HEIGHTS SUB., PLAT BK. 1 P.16
IN NE1/4 OF SEC. 26, T1S, R1W, U.M.
CITY OF GRAND JUNCTION, COLO.

N
1" = 40'
SCALE

P.O.B. ON OLD
R.O.W. OF HWY.50
& W.LINE OF BK.20

P.O.B.

64.34'

S00°33'15"W
5.53'

N64°09'08"W 122.92'

138.40'

S64°09'08"E 138.40'

ALLEY
N00°33'15"E

299.92'

350.00'

N00°33'15"E
15.48'

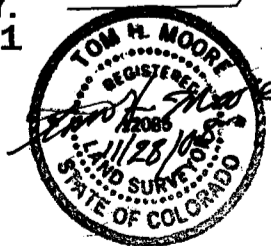
N00°33'15"E
5.53'

NOTE: 5' R.O.W. DEDICATED TO
COLO. DEPT. OF TRANSPORTATION
AREA = 692' Sq. Ft.

EXISTING R.O.W. LINE OF S.H.50,
50.0' FROM C.L. HWY.
SEE BK.1020 PG. 671

⊕ FND.CAP LS12085

● FND. M.C.S.M. IN BOX



HUMPHREYS RV SALES
800 S. HWY.50
FILE #MSP 2005-211
TAX #2945-261-15-007

Thomas H. Moore

SURVEY BY THOMAS H. MOORE LS #12085 Nov. 28, 2008