

ISK04RIV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OF CONTRACTOR: ICE STATING, INC.

SUBJECT/PROJECT: RIVERSIDE PARKWAY, REDCO INDUSTRIAL  
PARK, LOTS 1, 2, 3, & 4 MULTI - PURPOSE EASEMENTS ALONG  
RIVER ROAD

TAX PARCEL #: LOTS # 1 & 2 -2945-103-28-946  
LOT # 3 - 2945-103-28-007  
LOT # 4 - 2945-103-28-947

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

912919

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2195833 BK 3670 PG 666-671  
06/08/2004 02:04 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$30.00 SurChg \$1.00  
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENTS

Ice Skating, Inc., a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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, the herein described Perpetual Multi-Purpose Easements for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as Perpetual Easements 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:

See Exhibit "A" and Exhibit "B" 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 Easements, 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 areas shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures 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 areas, 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 these Easements; 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 2nd day of June, 2004.

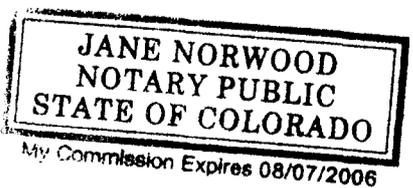
Ice Skating Inc.,  
a Colorado nonprofit corporation

By: [Signature]  
Curt Maki, President

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 3rd day of June, 2004, by Curt Maki as President of Ice Skating Inc., a Colorado nonprofit corporation.

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



[Signature]  
Notary Public

**EXHIBIT "A"**

**EASEMENT No. 1:** Perpetual Multi-Purpose Easements on, along, over, under, through and across portions of Lots 1, 2, 3 and 4, REDCOO INDUSTRIAL PARK, situate in the Southwest ¼ of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Commencing at the Southeast corner of Lot 4 of said REDCO INDUSTRIAL PARK, as marked by a found #5 rebar with aluminum cap stamped "PLS 20677", and considering the Northeasterly boundary line of said REDCO INDUSTRIAL PARK to bear N 40°56'51" W with all other bearings contained herein being relative thereto; thence N 89°47'52" W along the Southerly boundary line of said Lot 4 a distance of 95.00 feet to the True Point of Beginning; thence N 89°47'52" W along the Southerly boundary line of said Lot 4 a distance of 23.32 feet; thence leaving the Southerly boundary line of said Lot 4, N 52°54'28" W a distance of 18.45 feet; thence N 57°22'29" W a distance of 264.87 feet to a point on the Southeasterly boundary line of Lot 3 of said REDCO INDUSTRIAL PARK; thence leaving the Southeasterly boundary line of said Lot 3, N 57°22'29" W a distance of 187.66 feet to a point on the Southeasterly boundary line of Lot 2 of said REDCO INDUSTRIAL PARK; thence leaving the Southeasterly boundary line of said Lot 2, N 62°36'57" W a distance of 133.83 feet to a point of curvature; thence 58.38 feet along the arc of a curve concave to the Northeast, having a radius of 399.00 feet, a central angle of 08°23'00", and a long chord bearing N 58°25'27" W a distance of 58.33 feet to a point on the Southeasterly boundary line of Lot 1 of said REDCO INDUSTRIAL PARK; thence leaving the Southeasterly boundary line of said Lot 1, 181.56 feet along the arc of a curve concave to the Northeast, having a radius of 399.00 feet, a central angle of 26°04'20", and a long chord bearing N 41°11'47" W a distance of 180.00 feet to a point on the Northwesterly boundary line of Lot 1 of said REDCO INDUSTRIAL PARK; thence N 49°03'09" E along the Northwesterly boundary line of said Lot 1 a distance of 14.37 feet; thence leaving the Northwesterly boundary line of said Lot 1, 181.68 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 385.00 feet, a central angle of 27°02'17", and a long chord bearing S 41°12'21" E a distance of 180.00 feet to a point on the Northwesterly boundary line of Lot 2 of said REDCO INDUSTRIAL PARK; thence leaving the Northwesterly boundary line of said Lot 2, 53.02 feet along the arc of a curve concave to the Northeast, having a radius of 385.00 feet, a central angle of 07°53'27", and a long chord bearing S 58°40'13" E a distance of 52.98 feet; thence S 62°36'57" E a distance of 136.58 feet; thence S 57°22'29" E a distance of 2.78 feet to a point on the Northwesterly boundary line of Lot 3 of said REDCO INDUSTRIAL PARK; thence leaving the Northwesterly boundary line of said Lot 3, S 57°22'29" E a distance of 187.66 feet to a point on the Northwesterly boundary line of Lot 4 of said REDCO INDUSTRIAL PARK; thence leaving the Northwesterly boundary line of said Lot 4, S 57°22'29" E a distance of 261.29 feet; thence S 52°54'28" E a distance of 37.64 feet to the Point of Beginning, containing 0.274 acres, more or less (11,938 square feet, more or less), as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference,

AND ALSO

**EASEMENT No. 2:** A Perpetual Multi-Purpose Easement on, along, over, under, through and across portions of that certain parcel of land situate in the Southwest ¼ of the Southwest ¼ of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described by Warranty Deed recorded in Book 3604 at Page 381 in the office of the Mesa County Clerk and Recorder, said Easement being more particularly described as follows:

*Exhibit "A" continued on next page*

**EXHIBIT "A" Continued**

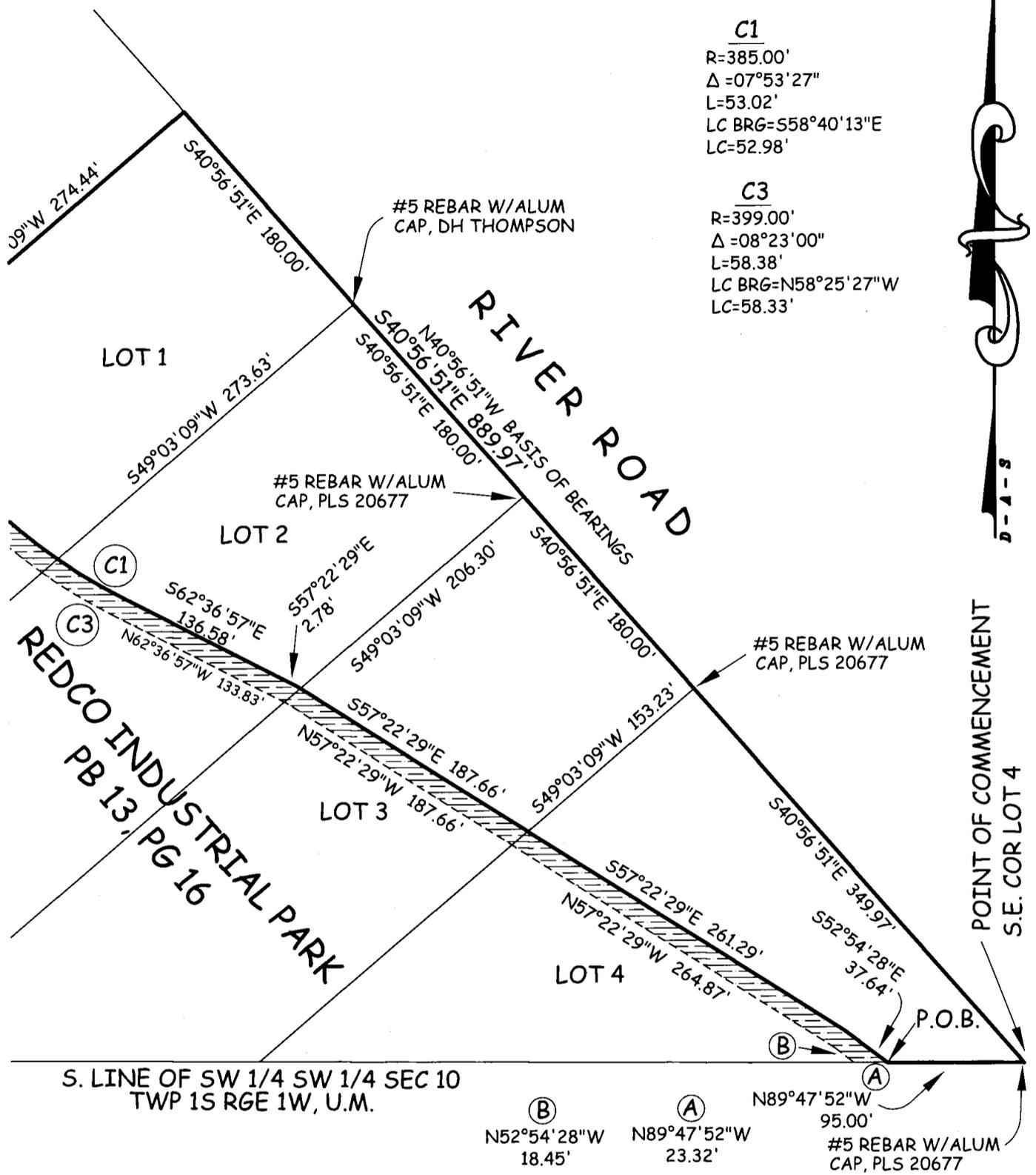
Commencing at the northernmost corner of REDCO INDUSTRIAL PARK, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, and considering the Northeasterly boundary line of said REDCO INDUSTRIAL PARK, said line being common with the Southwesterly right-of-way line for River Road, to bear S 40°56'51" E with all other bearings contained herein being relative thereto;  
thence S 49°03'09" W along the Northerly boundary line of said REDCO INDUSTRIAL PARK a distance of 274.44 feet to the True Point of Beginning;  
thence S 49°03'09" W along the Northerly boundary line of said REDCO INDUSTRIAL PARK a distance of 14.37 feet;  
thence leaving the Northerly boundary line of said REDCO INDUSTRIAL PARK, 131.44 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 399.00 feet, a central angle of 18°52'28", and a long chord bearing N 18°43'23" W a distance of 130.85 feet;  
thence N 80°42'51" E a distance of 14.00 feet;  
thence 123.65 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 385.00 feet, a central angle of 18°24'04", and a long chord bearing S 18°29'11" E a distance of 123.12 feet to the Point of Beginning,  
containing 0.041 acres, more or less (1,786 square feet, more or less) as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference.

**END OF EXHIBIT "A"**

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# EXHIBIT "B"

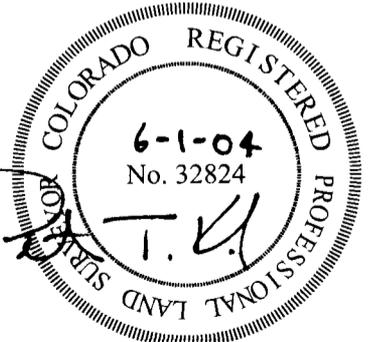


**C1**  
 R=385.00'  
 Δ =07°53'27"  
 L=53.02'  
 LC BRG=S58°40'13"E  
 LC=52.98'

**C3**  
 R=399.00'  
 Δ =08°23'00"  
 L=58.38'  
 LC BRG=N58°25'27"W  
 LC=58.33'



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: P.T.K.  
 DATE: 05-28-2004  
 SCALE: 1" = 100'  
 APPR. BY: T.W.

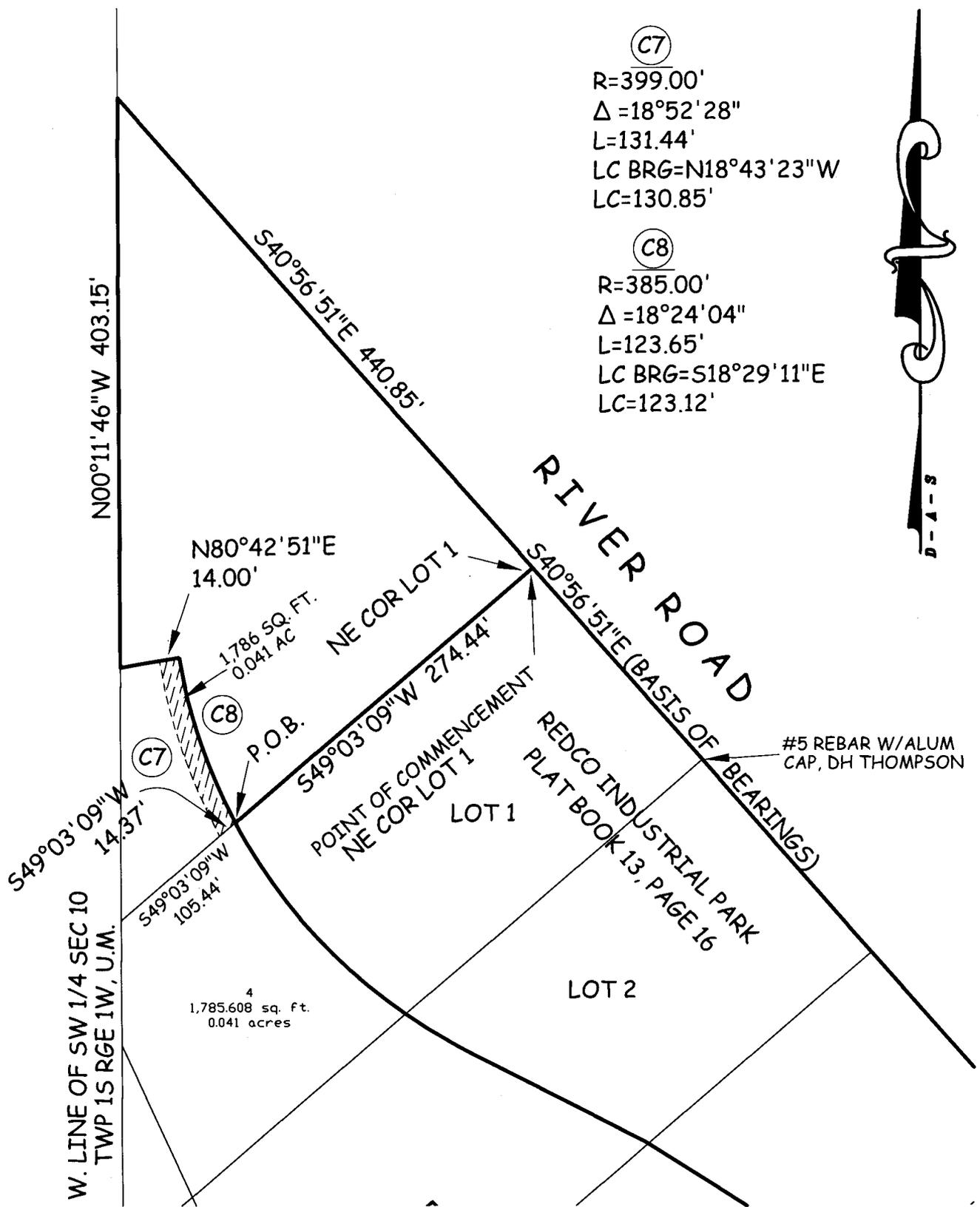
RIVERSIDE PARKWAY  
 REDCO INDUSTRIAL PARK  
 RIGHT OF WAY AND EASEMENT MAP





# EXHIBIT "B"

SHEET 3 OF 3

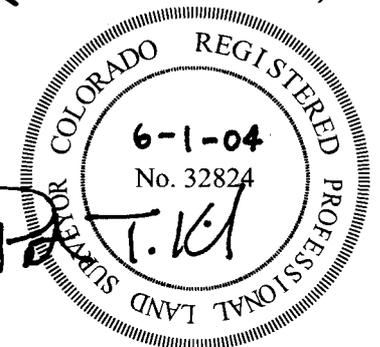


**(C7)**  
 R=399.00'  
 Δ =18°52'28"  
 L=131.44'  
 LC BRG=N18°43'23"W  
 LC=130.85'

**(C8)**  
 R=385.00'  
 Δ =18°24'04"  
 L=123.65'  
 LC BRG=S18°29'11"E  
 LC=123.12'



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



SHEET 3 OF 3

DRAWN BY: P.T.K.  
 DATE: 05-28-2004  
 SCALE: 1" = 100'  
 APPR. BY: T.W.

RIVERSIDE PARKWAY  
 RIGHT OF WAY AND EASEMENT MAP

CITY OF **grand junction** COLORADO  
 serving the community together