

JBA00DEW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: MULTI-PURPOSE EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: JBI ASSOCIATES, A COLORADO GENERAL PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): DEWEY PLACE, FORESIGHT VILLAGE, DEWEY SUBDIVISION FILING NO. ONE EXCEPT LOT 8, BLOCK ONE

PARCEL NO.:

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF MULTI-PURPOSE EASEMENT 1966501 09/27/00 1049AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

JB I Associates, a Colorado General Partnership, 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 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, two (2) 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 parcels of land, to wit:

See 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 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 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 areas, the said Grantor hereby further covenanting with Grantee that Grantor 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 27<sup>th</sup> day of September, 2000.

JB I Associates, a Colorado General Partnership

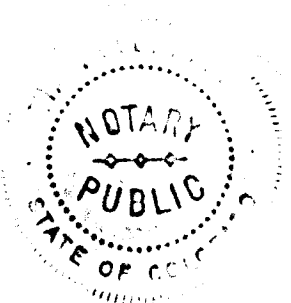
By: William A. Ihrig  
William A. Ihrig, Partner

State of Colorado )  
  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2000, by JB I Associates, a Colorado General Partnership, William A. Ihrig, Partner.

My commission expires 5/11/2002.  
Witness my hand and official seal.

Jim Woodmansee  
Notary Public



## LEGAL DESCRIPTION

Easement Parcel No. 1:

Beginning at the Southeast Corner of Lot 7 of Foresight Village, A Replat of Dewey Subdivision Filing No. One Except Lot 8 Block One, a subdivision situate in the Southeast  $\frac{1}{4}$  of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 405 in the office of the Mesa County Clerk and Recorder, and considering the line between the South  $\frac{1}{4}$  Corner of said Section 3 and the Northwest Corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 3 to bear N  $00^{\circ}03'01''$  E a distance of 1,313.13 feet with all bearings contained herein being relative thereto;

thence N  $89^{\circ}54'41''$  W along the south boundary line of said Lot 7 a distance of 237.20 feet;

thence leaving the south boundary line of said Lot 7, 55.63 feet along the arc of a non tangent curve concave to the Northeast, having a radius of 186.00 feet, a central angle of  $17^{\circ}08'15''$ , and a long chord bearing N  $64^{\circ}32'02''$  W a distance of 55.43 feet;

thence 67.62 feet along the arc of a curve concave to the Southwest, having a radius of 114.00 feet, a central angle of  $33^{\circ}59'02''$ , and a long chord bearing N  $72^{\circ}57'26''$  W a distance of 66.63 feet;

thence N  $89^{\circ}56'59''$  W a distance of 9.96 feet;

thence N  $00^{\circ}03'01''$  E a distance of 14.00 feet to a point on a line which is common with the south right-of-way line for Dewey Place and the north boundary line of Lot 5 of said Foresight Village;

thence leaving said common line, S  $89^{\circ}56'59''$  E a distance of 9.96 feet;

thence 75.92 feet along the arc of a curve concave to the Southwest, having a radius of 128.00 feet, a central angle of  $33^{\circ}58'57''$ , and a long chord bearing S  $72^{\circ}57'26''$  E a distance of 74.81 feet;

thence 102.18 feet along the arc of a curve concave to the Northeast, having a radius of 172.00 feet, a central angle of  $34^{\circ}02'11''$ , and a long chord bearing S  $72^{\circ}58'57''$  E a distance of 100.68 feet;

thence S  $90^{\circ}00'00''$  E a distance of 183.15 feet to a point on the east boundary line of said Lot 7;

thence S  $00^{\circ}03'41''$  W along the east boundary line of said Lot 7 a distance of 6.34 feet to the Point of Beginning, containing 3,477.79 square feet as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference, and also

Easement Parcel No. 2:

Commencing at the Southeast Corner of Lot 7 of Foresight Village, A Replat of Dewey Subdivision Filing No. One Except Lot 8 Block One, a subdivision situate in the Southeast  $\frac{1}{4}$  of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 405 in the office of the Mesa County Clerk and Recorder, and considering the line between the South  $\frac{1}{4}$  Corner of said Section 3 and the Northwest Corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 3 to bear N  $00^{\circ}03'01''$  E a distance of 1,313.13 feet with all bearings contained herein being relative thereto; thence N  $00^{\circ}03'41''$  E along the east boundary line of said Lot 7 a distance of 50.34 feet to the True Point of Beginning;

thence leaving the east boundary line of said Lot 7, S  $90^{\circ}00'00''$  W a distance of 183.20 feet;

thence 76.03 feet along the arc of a curve concave to the Northeast, having a radius of 128.00 feet, a central angle of  $34^{\circ}02'03''$ , and a long chord bearing N  $72^{\circ}58'57''$  W a distance of 74.92 feet;

thence 102.02 feet along the arc of a curve concave to the Southwest, having a radius of 172.00 feet, a central angle of  $33^{\circ}59'02''$ , and a long chord bearing N  $72^{\circ}57'26''$  W a distance of 100.53 feet;

thence N  $89^{\circ}56'59''$  W a distance of 9.96 feet to a point on a line which is common with the north right-of-way line for Dewey Place and the south boundary line of Lot 4 of said Foresight Village;

thence leaving said common line, N  $00^{\circ}03'01''$  E a distance of 14.00 feet;

thence S  $89^{\circ}56'59''$  E a distance of 9.96 feet;

thence 94.39 feet along the arc of a curve concave to the Southwest, having a radius of 186.00 feet, a central angle of  $29^{\circ}04'33''$ , and a long chord bearing S  $75^{\circ}24'40''$  E a distance of 93.38 feet;

thence S  $00^{\circ}00'00''$  E a distance of 2.90 feet;

thence N  $90^{\circ}00'00''$  E a distance of 5.02 feet;

thence 10.14 feet along the arc of a curve concave to the Southwest, having a radius of 186.00 feet, a central angle of  $03^{\circ}07'26''$ , and a long chord bearing S  $57^{\circ}31'34''$  E a distance of 10.14 feet;

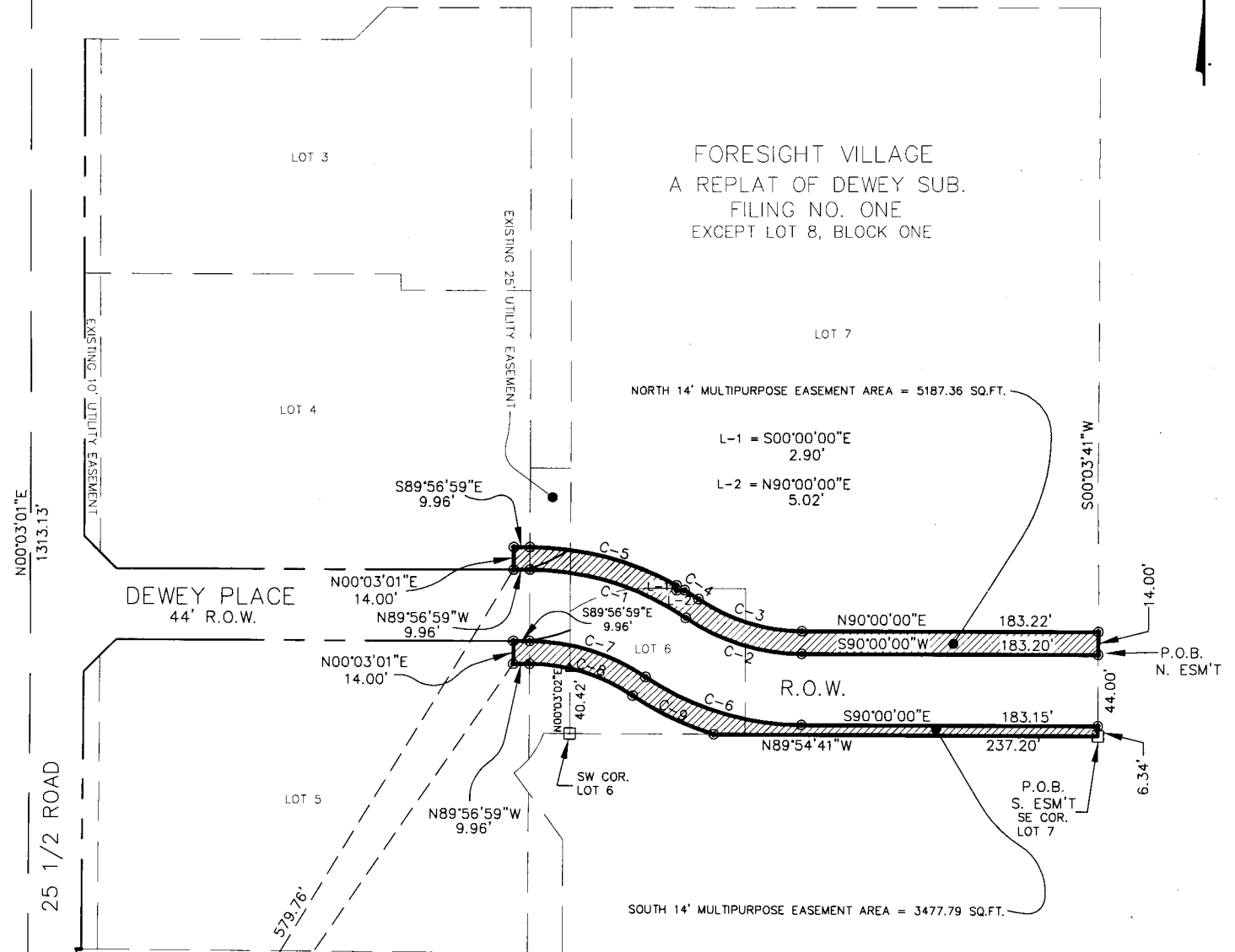
thence 67.72 feet along the arc of a curve concave to the Northeast, having a radius of 114.00 feet, a central angle of  $34^{\circ}02'11''$ , and a long chord bearing S  $72^{\circ}58'57''$  E a distance of 66.73 feet;

thence N  $90^{\circ}00'00''$  E a distance of 183.22 feet to a point on the east boundary line of said Lot 7;

thence S  $00^{\circ}03'41''$  W along the east boundary line of said Lot 7 a distance of 14.00 feet to the Point of Beginning, containing 5,187.36 square feet as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference.

# EXHIBIT "B"

C-S 1/16 CORNER  
SECTION 3, T1S, R1W, U.M.



<p>R=172.00 L=102.02 C-1 = Tan=52.56 Δ=33°59'02" N72°57'26"W 100.53</p>	<p>R=172.00 L=102.18 C-6 = Tan=52.65 Δ=34°02'11" S72°58'57"E 100.68</p>
<p>R=128.00 L=76.03 C-2 = Tan=39.18 Δ=34°02'03" N72°58'57"W 74.92</p>	<p>R=128.00 L=75.92 C-7 = Tan=39.11 Δ=33°58'57" S72°57'26"E 74.81</p>
<p>R=114.00 L=67.72 C-3 = Tan=34.89 Δ=34°02'11" S72°58'57"E 66.73</p>	<p>R=114.00 L=67.62 C-8 = Tan=34.84 Δ=33°59'02" N72°57'26"W 66.63</p>
<p>R=186.00 L=10.14 C-4 = Tan=5.07 Δ=3°07'26" S57°31'34"E 10.14</p>	<p>R=186.00 L=55.63 C-9 = Tan=28.03 Δ=17°08'15" N64°32'02"W 55.43</p>
<p>R=186.00 L=94.39 C-5 = Tan=48.23 Δ=29°04'33" S75°24'40"E 93.38</p>	

SOUTH 1/4 CORNER  
SECTION 3, T1S, R1W, U.M.

DRAWN BY: SRP  
DATE: 9-26-2000  
SCALE: 1" = 100'  
APPR. BY: IW  
FILE NO: DEWEY1B.DWG

RIGHT-OF-WAY DESCRIPTION MAP

DEWEY PLACE RIGHT OF WAY

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION