

LAF01MNT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT</b>
NAME OF CONTRACTOR:	JOHN F LAFFEY AND SHIRLEY A LAFFEY
SUBJECT / PROJECT:	UTILITIES / MULTI-PURPOSE
ADDRESS:	417 MONUMENT ROAD, ULTIMATE FITNESS
PARCEL:	2945-153-00-087
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2001
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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GRANT OF MULTI-PURPOSE EASEMENT

Book 2907 Page 641

John F. Laffey and Shirley A. Laffey, 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, 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 Southwest corner of said Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Southwest Quarter of said Section 15 to bear N 00°04'10" E with all bearings contained herein being relative thereto; thence N 00°11'26" E a distance of 671.56 feet to a point on the Southerly line of the open, used and historical right-of-way for Colorado Highway 340, said point being a highway right-of-way marker as shown on the Plat of Pioneer Village South, as same is recorded in Plat Book 12, Page 188, Reception No. 1198288, Public Records of Mesa County, Colorado; thence N 69°13'00" E along said Southerly right-of-way, a distance of 786.97 feet to the TRUE POINT OF BEGINNING;

thence continuing N 69°13'00" E along said Southerly right-of-way, a distance of 215.50 feet; thence S 65°47'00" E a distance of 56.56 feet;

thence S 20°47'00" E along a line 10.00 feet West of and parallel with the open, used and historical Westerly right-of-way for Monument Road, a distance of 190.13 feet;

thence S 66°10'30" W a distance of 14.02 feet;

thence N 20°47'00" W, along a line 24.00 feet West of and parallel with said Westerly right of way for Monument Road, a distance of 185.08 feet;

thence N 65°47'00" W a distance of 44.96 feet;

thence S 69°13'00" W along a line 14.00 feet South of and parallel with the said Southerly right-of-way for Colorado Highway 340, a distance of 195.99 feet;

thence S 19°35'44" E along a line 14.00 East of and parallel with the open, used and historical East right of way of Brach Drive, a distance of 167.82 feet;

thence S 49°00'00" E, along said parallel line, a distance of 84.27 feet to a point on the North line of Lot 1, said Plat of Pioneer Village South;

thence S 66°10'30" W, along said North line, a distance of 15.47 feet to a point on the East right-of-way of said Brach Drive and the Northwest corner of said Lot 1;

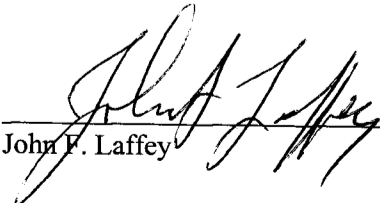
thence N 49°00'00" W, along said East right-of-way, a distance of 81.36 feet;

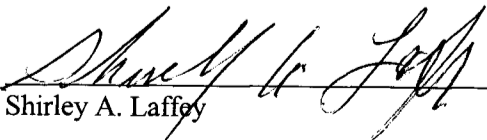
thence N 19°35'44" W, continuing along said East right-of-way, a distance of 185.21 feet to the POINT OF BEGINNING.

Containing 9848.1 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 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 Grantors 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 Grantors have good title to the aforescribed 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 25 day of July, 2001.

  
John F. Laffey

  
Shirley A. Laffey

California )  
State of Colorado )  
Los Angeles ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 25 day of July, 2001, by John F. Laffey and Shirley A. Laffey.

My commission expires July 23, 2004.

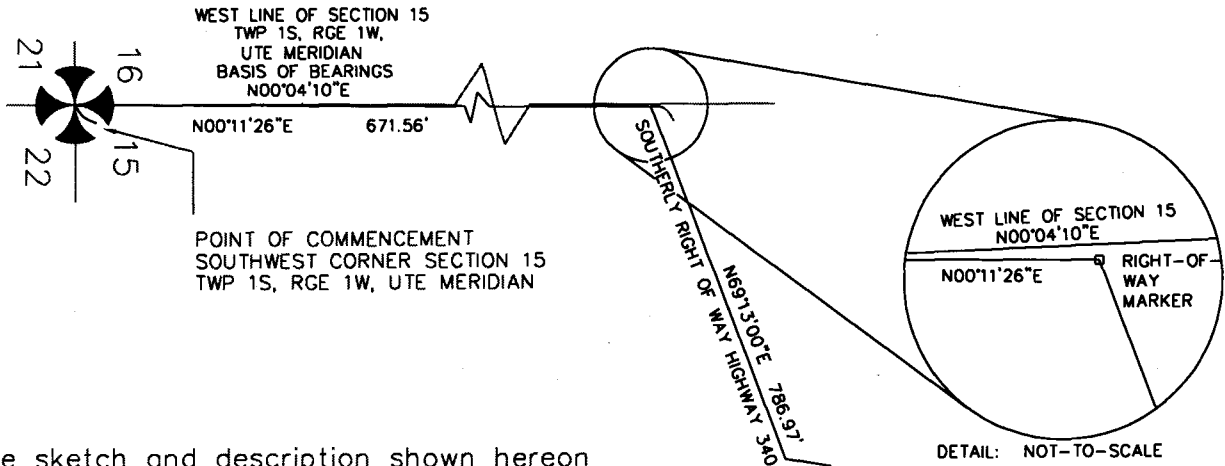
Witness my hand and official seal.



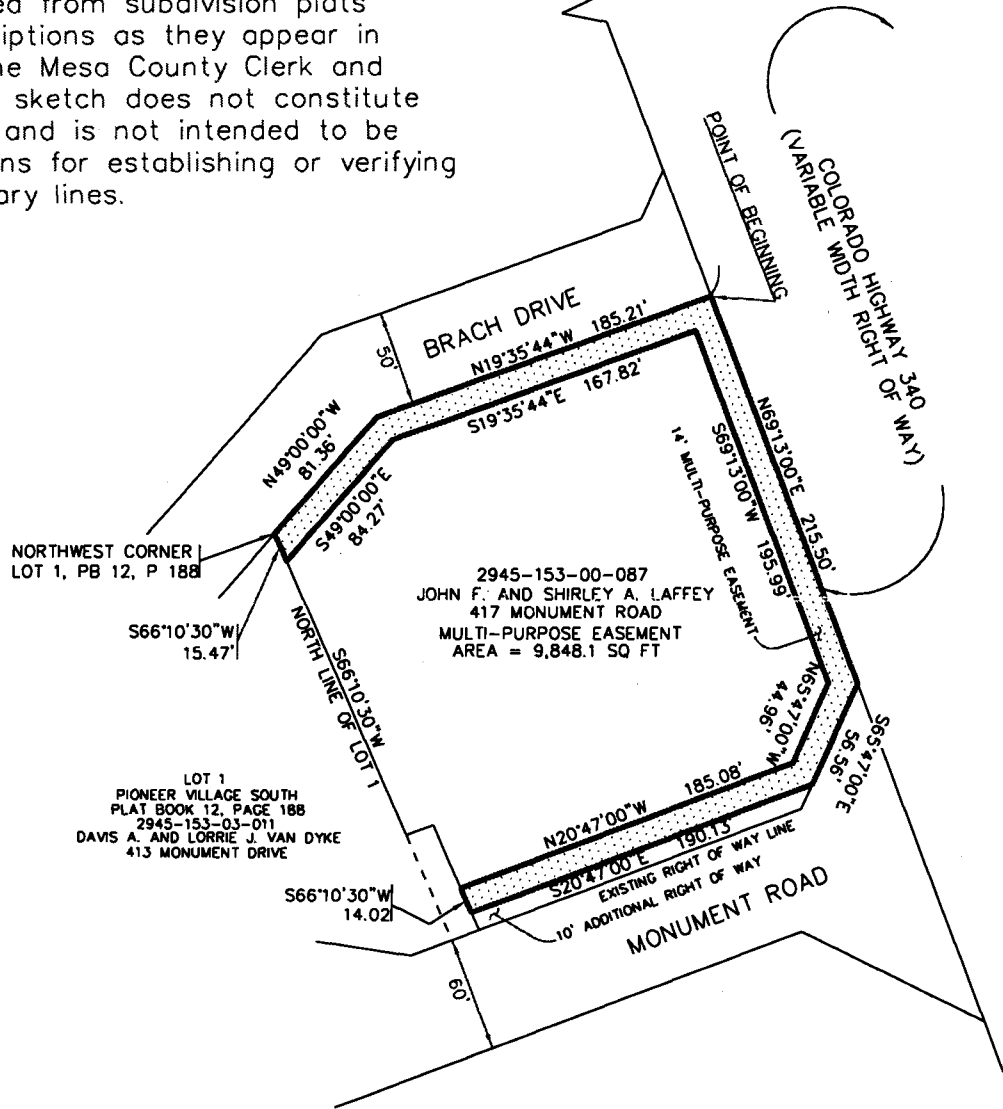
Laura Mayer  
Notary Public

# EXHIBIT "A"

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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: 07-12-2001  
 SCALE: 1" = 100'  
 APPR. BY: JW  
 FILE NO: MON-EASE.DWG

**EASEMENT DESCRIPTION MAP**  
 SOUTHWEST CORNER MONUMENT ROAD  
 AND COLORADO HIGHWAY 340

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION