

LAC00245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES

NAME OF PROPERTY OWNER OR GRANTOR: RIVER OF LIFE ALLIANCE CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE, A COLORADO NONPROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): POMONA PARK SUBDIVISION, 701 24 1/2 ROAD, GRAND JUNCTION, COLORADO

PARCEL NO.: 2701-333-00-952

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPR-2000-097

GRANT OF MULTI-PURPOSE EASEMENT

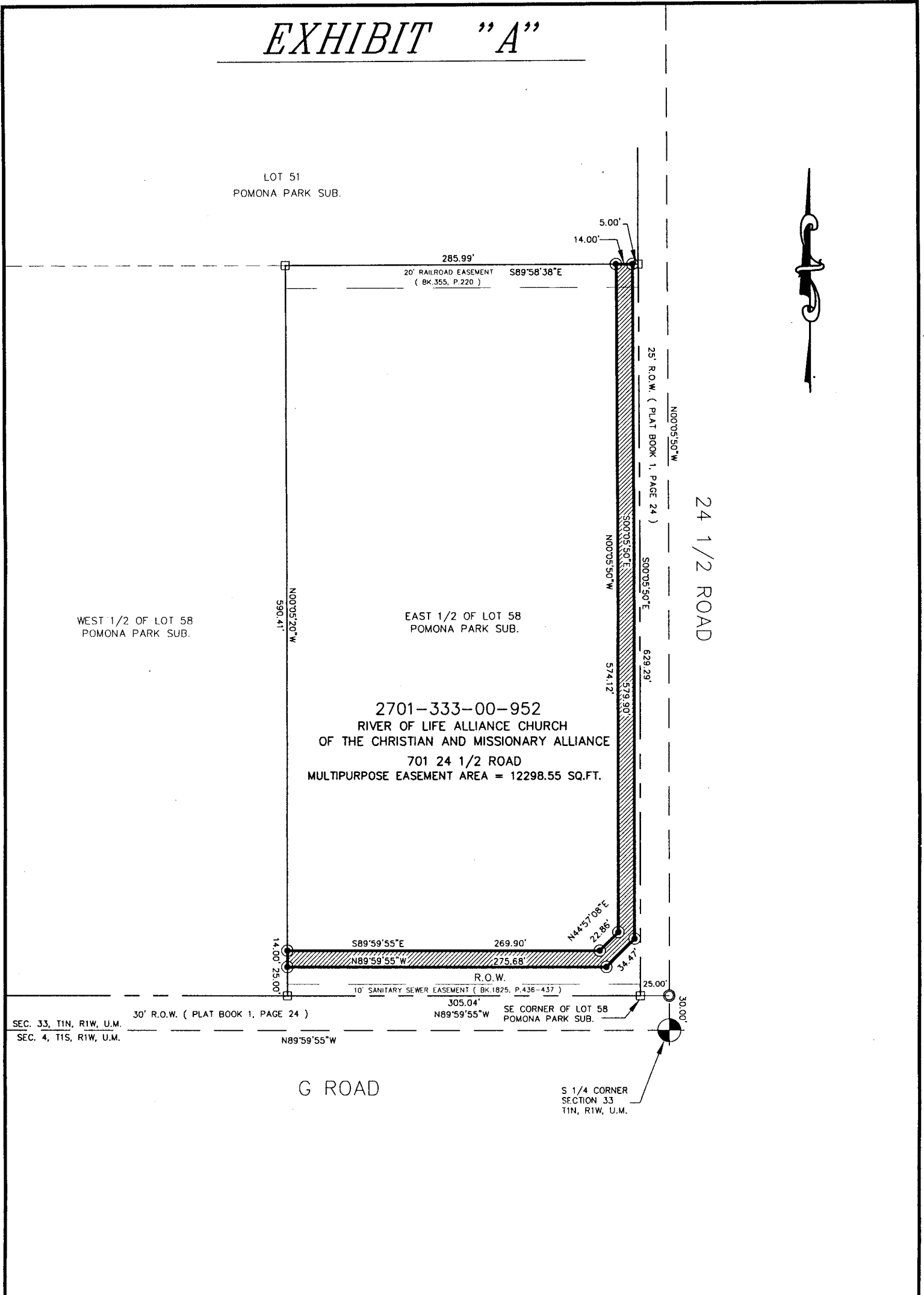
River of Life Alliance Church of the Christian and Missionary Alliance, a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North Fifth Street, Grand Junction, CO 81501, a nonexclusive, perpetual, multi-purpose Easement in gross for the use and benefit of Grantee, as a perpetual Easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as determined and 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 similar services generally available to the public (all such uses to be underground to the extent possible and reasonable), and also for installation, operation, maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as determined and approved by Grantee, on, along, over, under, through and across the following described parcel of land, to-wit:

Commencing at the Southwest Corner of the East 1/2 of Lot 58 of Pomona Park, situate in the Southwest 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 1 at Page 24 in the office of the Mesa County Clerk and Recorder, from whence the South 1/4 Corner of said Section 33 bears S 89°59'55"E a distance of 330.04 feet and S 00°05'50"E a distance of 30.00 feet, and considering the south line of the Southwest 1/4 of said Section 33 to bear N 89°59'55"W with all bearings contained herein being relative thereto; thence N00°05'20"W along the west line of the East 1/2 of Lot 58 of said Pomona Park a distance of 25.00 feet to the True Point of Beginning;  
thence N 00°05'20"W along the west line of the East 1/2 of Lot 58 of said Pomona Park a distance of 14.00 feet;  
thence leaving said west line, S 89°59'55"E a distance of 269.90 feet;  
thence N 44°57'08"E a distance of 22.86 feet;  
thence N 00°05'50"W a distance of 574.12 feet to a point on the north boundary line of said Lot 58;  
thence S 89°58'38"E along the north boundary line of said Lot 58 a distance of 14.00 feet;  
thence leaving said north boundary line, S 00°05'50"E a distance of 579.90 feet;  
thence S 44°57'08"W a distance of 34.47 feet;  
thence 89°59'55"W a distance of 275.68 feet to the True Point of Beginning, containing 12,298.55 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee 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 construction and repair machinery, as reasonably determined by the Grantee, 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 use or benefit of the Easement or the facilities of Grantee, or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area (except Grantor reserves the right to install and maintain within the Easement driveway paving, islands and sidewalks to allow ingress and egress to Grantor's property; signage; drainage;



# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 10-4-2000  
 SCALE: 1" = 100'  
 APPR. BY: TW  
 FILE NO: RIVERB.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*

RIVER OF LIFE ALLIANCE CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION