

LND02EPP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF MULTI-PURPOSE EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: LANA H. LINDSAY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 110
EPPS DRIVE, LOT 4, BLOCK 1 OF EPPS SUBDIVISION

PARCEL NO.: 2943-074-12-013

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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

3 PAGE DOCUMENT

Book 3171 Page 481

2080060 10/07/02 1227PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Lana H. Lindsay, Grantor, for and in consideration of the sum of Six Hundred Fifty-Seven and 30/100 Dollars (\$657.30), 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 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:

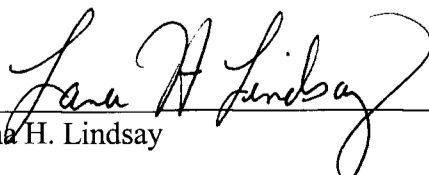
A tract or parcel of land for Perpetual Multi-Purpose Easement purposes, situate in the Southeast $\frac{1}{4}$ (SE $\frac{1}{4}$) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Beginning at the Northeast Corner of Lot 4, Block 1 of Epps Subdivision, situate in the SE $\frac{1}{4}$ of said Section 7 as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE $\frac{1}{4}$ of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto;
thence S 00°03'46" E along the east boundary line of said Lot 4 a distance of 58.70 feet;
thence leaving the east boundary line of said Lot 4, S 41°49'32" W a distance of 10.48 feet;
thence N 00°03'46" W a distance of 66.50 feet to a point on the north boundary line of said Lot 4;
thence N 89°56'20" E along the north boundary line of said Lot 4 a distance of 7.00 feet to the Point of Beginning,

containing 438.20 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, 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 Grantor 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 she 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 20th day of September, 2002.


Lana H. Lindsay

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of Sept, 2002, by Lana H. Lindsay.

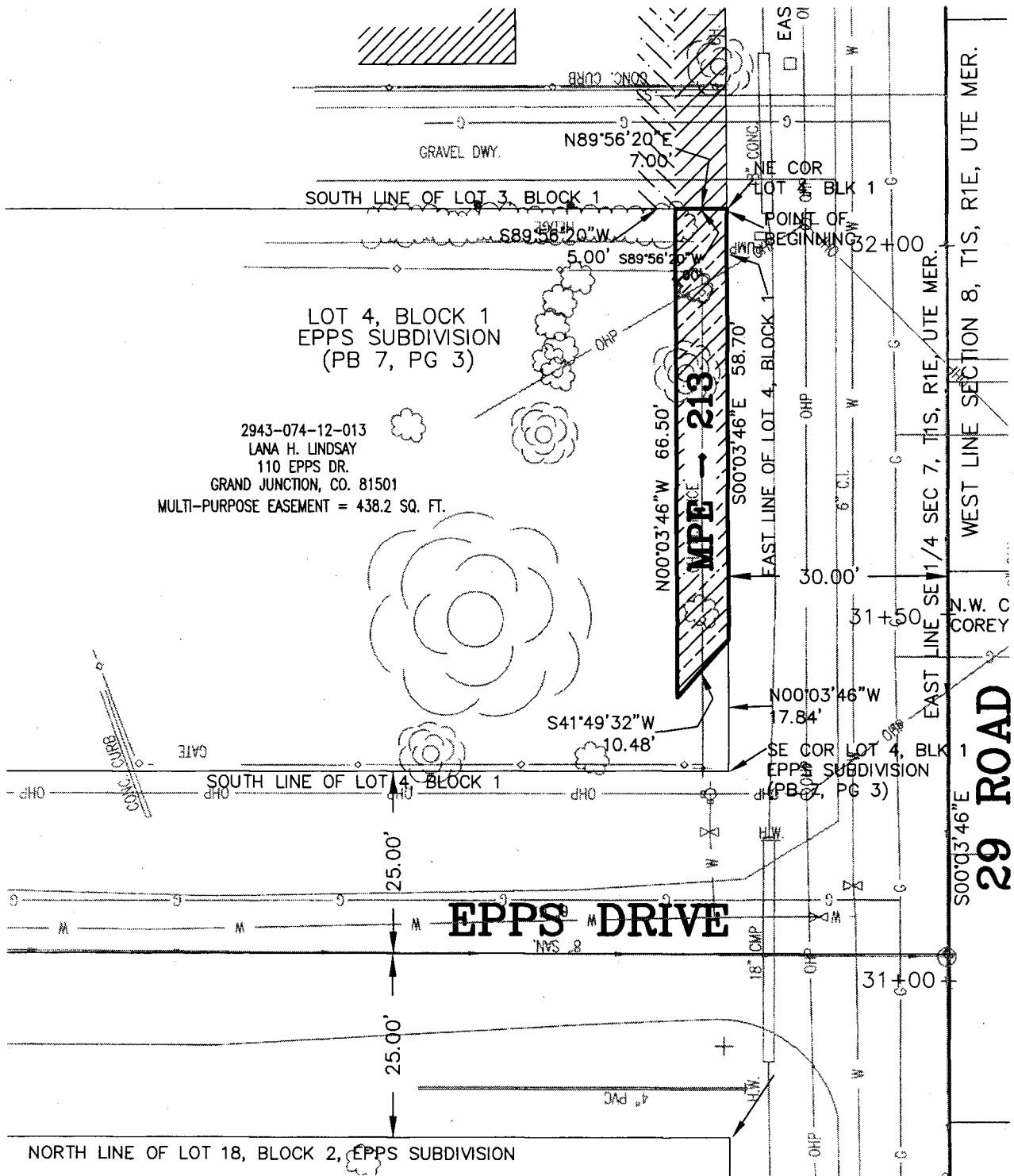
My commission expires 4-21-04.
Witness my hand and official seal.



Kathy Valderrama
Notary Public

C:\drawing\Peter\New_work\29 Road Exhibits\dwg\EXIST-R14.dwg 09/11/2002 11:21:34 AM MDT

EXHIBIT "A"



2943-074-12-013
 LANA H. LINDSAY
 110 EPPS DR.
 GRAND JUNCTION, CO. 81501
 MULTI-PURPOSE EASEMENT = 438.2 SQ. FT.

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.

REVISED: 9-11-2002
 REVISED: 5-23-2002
 REVISED: 3-04-2002

DRAWN BY: P.I.K. DATE: 10-24-2001 SCALE: 1" = 20' APPR. BY: TW FILE NO: 1039DWG	29 ROAD RIGHT-OF-WAY DESCRIPTION MAP 2943-074-12-013	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION
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