

MAR09HRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	RUSS O. AND SHEILA D. MARTIN
PURPOSE:	MARTIN 2 STORAGE YARD
ADDRESS:	2105 H ROAD
FILE#:	CUP-2009-087
TAX PARCEL NO.:	2697-362-00-040
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Russ O. Martin and Sheila D. Martin, as Joint Tenants, Grantors, whose legal address is 1026 19 1/2 Road, Fruita, Colorado, 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, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and 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 parcel of land situated in the northwest quarter of the northwest quarter of Section 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at Mesa County Survey Marker #144 for the northwest corner of said Section 36 whence Mesa County Survey Marker #1060 for the west sixteenth corner on the north line of said Section 36 bears South 89°52'23" East with all bearings herein relative thereto;

Thence along the west line of said Section 36 South 00°24'30" West, a distance of 99.53 feet;

Thence South 56°34'23" East, a distance of 35.78 feet to the Point of Beginning;

Thence North 00°24'30" East, a distance of 65.79 feet;

Thence North 45°16'04" East, a distance of 33.15 feet;

Thence South 89°52'23" East, a distance of 309.84 feet;

Thence South 00°00'25" East, a distance of 14.00 feet;

Thence North 89°52'23" West, a distance of 304.09 feet;

Thence South 45°16'04" West, a distance of 21.59 feet;

Thence South 00°24'30" West, a distance of 69.11 feet;

Thence North 56°34'23" West, a distance of 16.70 feet to the Point of Beginning.

Containing 0.129 acres, 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 to enter upon said premises with 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, subject to the terms and conditions contained herein.

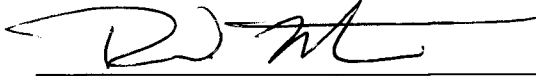
1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantors from installing landscaping features or similar improvements typically located in Easement areas.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

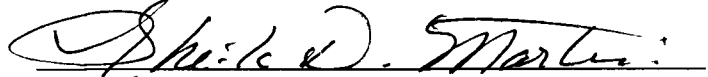
3. Grantors hereby covenant with Grantee they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 13th day of August, 2009.

Grantors:



Russ O. Martin



Sheila D. Martin

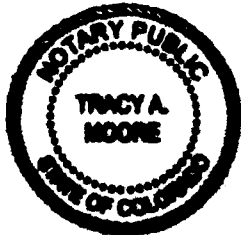
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of August, 2009, by Russ O. Martin and Sheila D. Martin, as Joint Tenants.

My commission expires 11/06/2010.

Witness my hand and official seal.

Tracy A. Moore
Notary Public



My Commission Expires 11/06/2010

EXHIBIT A

NW corner
Section 36
MCSM#144
1984

POB
right-
of-way

N00°24'30"E 99.53'

21 Road

N56°34'23"W 35.78'

POB easement

65.79'
N00°24'30"E

N56°34'23"W 16.70'

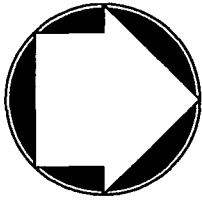
33.15'
N45°16'04"E

500°24'30"W
69.11'

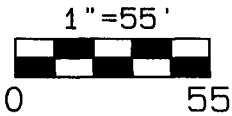
21.59'
S45°16'04"W

LEGEND

 found Mesa County Survey Marker



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Book 4628 Page 42

2697-362-00-089
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Location: 2105 H RD
Mailing Address: 1026 19 1/2 RD
FRUITA, CO 81521-9381
Owner: RUSS O MARTIN
Joint Owner: MARTIN SHEILA D
Neighborhood: Econ 27 M+B #1



N89°52'23"W 304.09'

easement - 0.13 acre

S89°52'23"E 309.84'

H Road

right-of-way - 0.31 acre

S00°00'25"E 14.00'

S00°00'25"E 30.00'

S89°52'23"E 363.00'

BASIS OF BEARINGS S89°52'23"E

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W1/6 corner
Section 25 | 36
MCSM #1060

This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement and/or right-of-way description(s).



744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

Drawn:kst | Checked:drs | Jun 19, 2009 | Job No: 1073-00108

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