

MCC0725R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (ACCESS)
NAME OF PROPERTY OWNER OR GRANTOR:	MCCALLUM FAMILY, LLC.
PURPOSE:	TROLLEY PARK OFFICE/WAREHOUSE
ADDRESS:	552 25 ROAD "C"
TAX PARCEL NO.:	2945-102-33-004
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

PROFILE INFORMATION

Document Type: Easement
Project ID #: SPR-2007-065
Name: Trolley Park Office/Warehouse
Location: 552 25 Road
Parcel #: 2945-102-33-~~002~~
004

Delivered to Steph

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

3 PAGE DOCUMENT

RECEPTION #: 2402815, BK 4519 PG 1 09/20/2007 at
02:39:12 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

GRANT OF ACCESS EASEMENT

McCallum Family, LLC, a Colorado limited liability company, Grantor, whose address is 2471 River Road #A, Grand Junction, CO 81505, for and in consideration of the sum of Ten and 00/100 (\$10.00) and other good and valuable consideration; 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, for the use and benefit of Grantee, a non-exclusive easement for vehicular and pedestrian ingress and egress purposes, on, along, over, through and across the following described Parcel of land, to wit:

A tract of land situated in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Lot 2 Trolley Park Subdivision as recorded in Plat Book 14 at Page 281 of the Mesa County Clerk and Recorder's Office from whence the West Quarter Corner of said Section 10 bears N86°34'09"W a distance of 226.68 feet; thence S86°04'52"E a distance of 107.68 feet to the POINT OF BEGINNING; thence N90°00'00"E a distance of 36.61 feet to the start of a curve to the left; thence along said curve to the left with a radius of 20.00 feet and an arc length of 17.85 feet whose chord bears N64°26'08"E a distance of 17.26 feet; thence N89°58'05"E a distance of 24.43 feet; thence S0°00'00"W a distance of 32.50 feet; thence S89°58'05"W a distance of 26.71 feet to the start of a non-tangent curve to the left; thence along said curve to the left with a radius of 20.00 feet and an arc length of 14.53 feet whose chord bears N69°10'53"W a distance of 14.22 feet; thence N0°00'00"W a distance of 29.89 feet to the start of a non-tangent curve to the left; thence along said curve to the left with a radius of 47.00 feet and an arc length of 21.28 feet whose chord bears N18°35'33"W a distance of 21.10 feet to the POINT OF BEGINNING.

Said tract of land contains 1,821.3 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, subject to the terms and conditions contained herein.

1. Grantor reserves 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 Grantor hereby covenants 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 impede or prevent reasonable ingress and egress for workers and equipment on, along, over, through and across the Easement.
2. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area which may be caused by Grantee's utilization of the Easement and the rights herein conveyed.
3. Grantee's utilization of the Easement shall be specifically limited to vehicular and pedestrian ingress and egress purposes. The easement rights herein granted do not include the right to alter or expand utilization of the Easement for any other purposes unless such uses are authorized by subsequent conveyance instrument(s).

4. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever, excepting all reservations, rights-of-way, restrictions, covenants and other encumbrances of record.

5. If the ingress/egress easement is abandoned, Grantor shall have the option to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 28 day of AUGUST, 2007.

McCallum Family, LLC,
a Colorado limited liability company



Stephen McCallum, Manager



Bobette McCallum, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28 day of AUGUST, 2007, by Stephen McCallum, Manager and Bobette McCallum, Manger, McCallum Family, LLC, a Colorado limited liability company.

My commission expires: 11-16-08

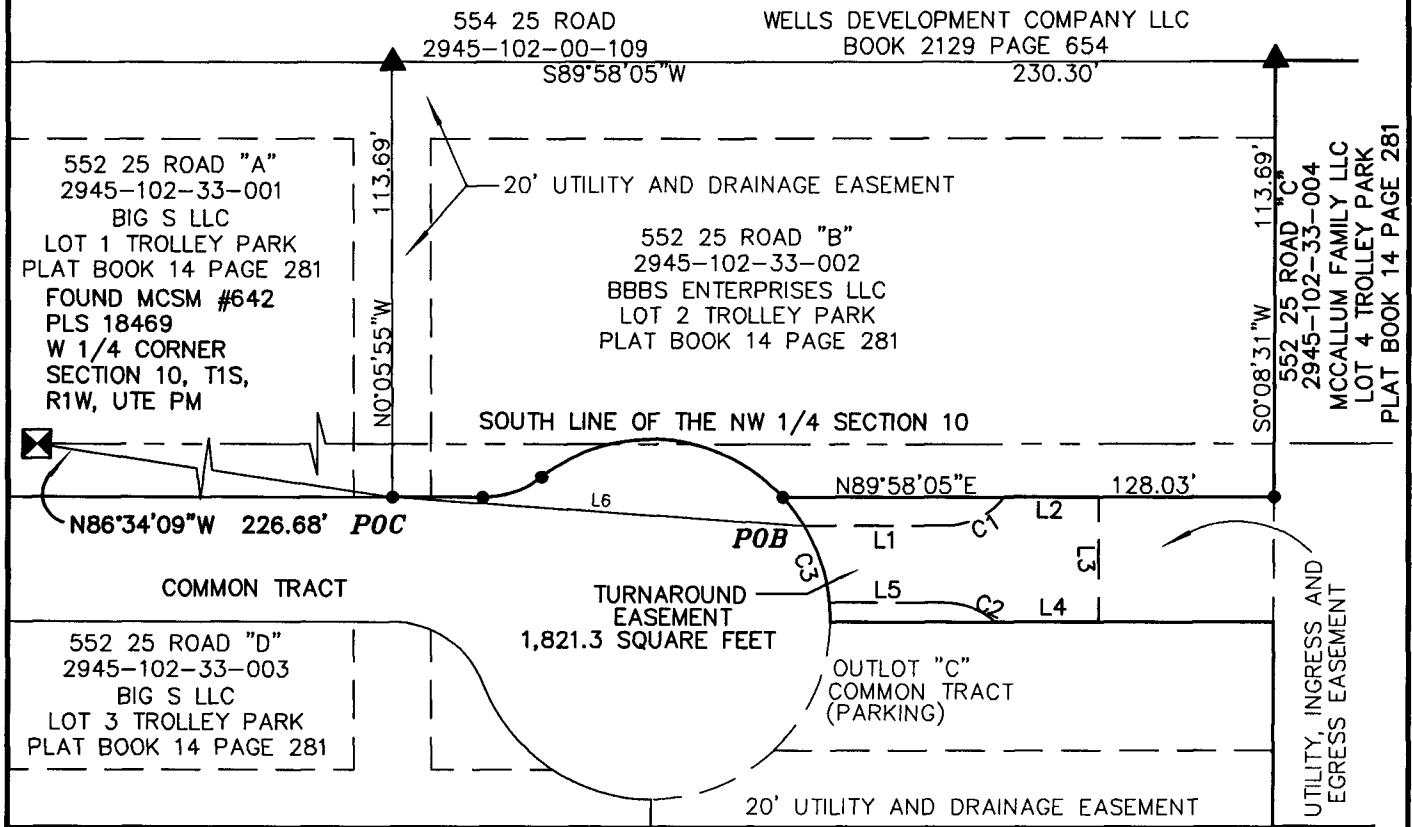
Witness my hand and official seal.





Notary Public

EXHIBIT "A"



RIVERSIDE CROSSING SUBDIVISION

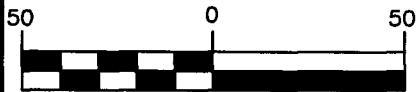


CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	51°07'45"	17.85'	20.00'	N64°26'08"E	17.26'
C2	41°38'14"	14.53'	20.00'	N69°10'53"W	14.22'
C3	25°56'41"	21.28'	47.00'	N18°35'33"W	21.10'

GRAPHIC SCALE:

1"=50'



LINE TABLE

NUM	BEARING	DISTANCE
L1	N90°00'00"E	36.61'
L2	N89°58'05"E	24.43'
L3	S0°00'00"W	32.50'
L4	S89°58'05"W	26.71'
L5	N90°00'00"W	29.89'
L6	S86°04'52"E	107.68'



LEGEND:

- POC** POINT OF COMMENCEMENT
- POB** POINT OF BEGINNING
- ☒ FOUND SURVEY MONUMENT
- ▲ FOUND No. 5 REBAR PLS 9331
- RECOVERED No. 5 REBAR WITH ALUMINUM CAP PLS 37904

LEGAL DESCRIPTION SKETCH	
SITUATED IN THE W 1/2 SECTION 10, T 1 S, R 1 W, UTE P.M.	
552 25 ROAD	
TAX # 2945-102-33-002	OWNER: MCCALLUM FAMILY LLC
CLIENT: SUNSET BUILDERS	JOB #: 2006080
DATE: 12/01/06	DRAWING NAME: SKETCH DRAWN BY: PWC

**POLARIS
SURVEYING**

PATRICK W. CLICK P.L.S. No. 37904
695 36 ROAD
PALISADE, CO 81526
PHONE (970)986-0522