

MCZ01FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: MCZANC, LLC, A COLORADO LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2404 F ROAD, LOTS 3A AND 4A, MESA VILLAGE SUBDIVISION

PARCEL NO.: 2945-043-04-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

5

EASEMENT

2020418 10/16/01 0427PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$25.00  
DOCUMENTARY FEE \$EXEMPT

THIS EASEMENT, granted this 10 day of July, 2001 between  
McZanc, LLC, a Colorado limited liability company whose legal address is \_\_\_\_\_,  
of the County of Mesa, State of Colorado, the Grantor, and  
the City of Grand Junction, a Colorado home rule municipality whose legal address is 250 North 5<sup>th</sup>  
Street, Grand Junction, Colorado 81501 of the County of Mesa, and State of Colorado, the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars, paid to the  
Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant,  
bargain, sell, and convey to the Grantee easements for the purposes set forth on Exhibit A attached hereto  
and incorporated by reference, over and across the following described parcel of real property situate in  
the County of Mesa and State of Colorado to wit:

See Exhibit A attached hereto and incorporated by reference herein.

This Easement is for the benefit of and appurtenant to that land, or any part thereof, situate in the  
County of Mesa and State of Colorado, and described as: Lots 3A and 4A, Replat of Mesa Village  
Subdivision, Grand Junction, Mesa County, Colorado.

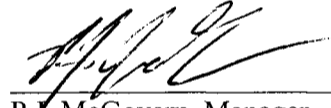
This Easement shall expire upon the happening of the following event, or at the time set forth  
below, whichever is earlier: the Easement shall continue in perpetuity.

The Grantee agrees to repair and maintain the easement granted herein at the cost and expense of  
the Grantee, and that said Grantee will in no way hinder or prevent the proper and reasonable use and  
enjoyment of the property through which the easement is granted.

GRANTOR:

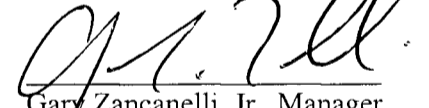
McZanc, LLC

By: P&L Properties, LLC, a Colorado  
liability company, Member

By:   
P.J. McGovern, Manager

and

By: Zancanelli Land, LLC, a Colorado  
liability company, Member

By:   
Gary Zancanelli, Jr., Manager

STATE OF COLORADO

COUNTY OF MESA

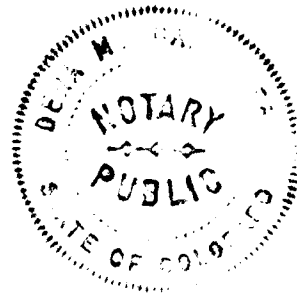
) ss,  
)

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 2001, by P.J. McGovern, as Manager of P&L Properties, LLC, a Colorado limited liability company, a Member of McZanc, LLC, a Colorado limited liability company.

My commission expires: 1-15-05

Dena Carpenter  
Notary Public

[SEAL]



STATE OF COLORADO

COUNTY OF MESA

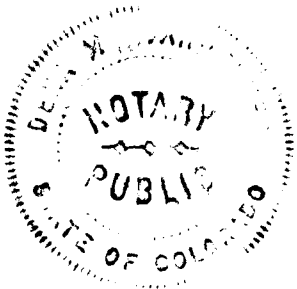
) ss,  
)

Subscribed and sworn to before me this 10<sup>th</sup> day of July, 2001, by Gary Zancanelli, Jr., as Manager of Zancanelli Land, LLC, a Colorado limited liability company, a Member of McZanc, LLC, a Colorado limited liability company.

My commission expires: 1-15-05

Dena Carpenter  
Notary Public

[SEAL]



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Easement #103 Sanitary Sewer Easement

**EASEMENT DESCRIPTION**

A twenty foot wide utility easement across Lot 3A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; said easement being more particularly described as follows:

Beginning at a point on the northerly line of an existing fifteen foot multi-purpose easement, whence the Southeast corner of said Lot 3A bears South 0°00'20" East a distance of 19.00 feet and North 89°59'40" East, a distance of 52.71 feet;

Thence South 89°59'40" West, a distance of 20.00 feet;

Thence North 00°00'20" West, a distance of 138.00 feet to the southerly line of an existing fifteen foot utility easement;

Thence along said southerly line, North 89°59'40" East, a distance of 20.00 feet;

Thence South 00°00'20" East, a distance of 138.00 feet to the Point of Beginning.

Containing 0.065 Acres, more or less.

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This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado

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NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

Easement #101 Revised - Lot 3A&4A

EASEMENT DESCRIPTION

An easement across Lots 3A and 4A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at a point whence the Southeast corner of said Lot 4A bears South 00°00'20" East, a distance of 5.00 feet and North 89°59'40" East, a distance of 57.79 feet;  
Thence South 89°59'40" West, a distance of 441.58 feet;  
Thence 15.34 feet along the arc of a 152.00 foot radius non-tangent curve to the right, through a central angle of 5°47'01", with a chord bearing North 24°06'10" West, a distance of 15.34 feet;  
Thence North 89°59'40" East, a distance of 458.14 feet;  
Thence 17.40 feet along the arc of a 105.00 foot radius non-tangent curve to the left, through a central angle of 9°29'39", with a chord bearing South 36°19'47" West, a distance of 17.38 feet to the Point of Beginning.

Containing 0.145 Acres, more or less.

This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado

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Easement #102 Vacation

**EASEMENT VACATION DESCRIPTION**

A thirty foot utility easement across Lot 3A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; said vacated easement being more particularly described as follows:

Beginning at a point on the South line of said Lot 3A, whence the Southwest corner of said Lot 3A bears South 89°59'40" West, a distance of 155.00 feet;  
Thence North 00°06'21" East, a distance of 169.00 feet to the North line of said Lot 3A;  
Thence along the North line of said Lot 3A, North 89°59'40" East, a distance of 70.96 feet;  
Thence South 00°00'20" East, a distance of 15.00 feet;  
Thence South 89°59'40" West, a distance of 40.98 feet;  
Thence South 00°06'21" West, a distance of 154.00 feet to the South line of said Lot 3A;  
Thence South 89°59'40" West, a distance of 30.00 feet; to the Point of Beginning.

Containing 0.131 Acres, more or less.

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This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado

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