

MON01BRA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: MONUMENT PARK AND STORE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY DAVE F. BRACH AND ANN M. BRACH

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 2, BRACHS  
SUBDIVISION, GRAND JUNCTION

PARCEL NO.: 2945-153-05-001 THROUGH  
2945-153-05-006

FILE NO.: FP-2001-121

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2005936 07/16/01 0420PM  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 REC FEE \$15.00  
 DOCUMENTARY FEE \$EXEMPT

### GRANT OF MULTI-PURPOSE EASEMENT

Monument Park & Store, LLC, a Colorado limited liability company, 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 sold, granted and conveyed, and by these presents does hereby sell, 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:

Commencing at the Northeast Corner of Lot 2 of Brach's Subdivision, situate in parts of Sections 15 and 16, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 17 at Pages 114 and 115 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to said recorded subdivision plat; thence S 00°14'39" W along the east boundary line of said Lot 2 a distance of 5.90 feet to the True Point of Beginning;

thence leaving the east boundary line of said Lot 2, 43.29 feet along the arc of a curve concave to the Northeast, having a radius of 506.58 feet, a central angle of 04°53'47", and a long chord bearing N 82°28'58" W a distance of 43.28 feet;

thence 45.97 feet along the arc of a curve concave to the Southwest, having a radius of 493.42 feet, a central angle of 05°20'15", and a long chord bearing N 82°42'11" W a distance of 45.95 feet;

thence N 85°22'19" W a distance of 236.54 feet;

thence 30.62 feet along the arc of a curve concave to the Southeast, having a radius of 94.00 feet, a central angle of 18°39'39", and a long chord bearing S 85°17'47" W a distance of 30.48 feet;

thence 69.05 feet along the arc of a curve concave to the Northeast, having a radius of 106.00 feet, a central angle of 37°19'33", and a long chord bearing N 85°22'19" W a distance of 67.84 feet;

thence 30.62 feet along the arc of a curve concave to the Southwest, having a radius of 94.00 feet, a central angle of 18°39'39", and a long chord bearing N 76°02'25" W a distance of 30.48 feet;

thence N 85°22'19" W a distance of 170.18 feet;

thence 50.19 feet along the arc of a curve concave to the Northeast, having a radius of 392.78 feet, a central angle of 07°19'19", and a long chord bearing N 81°42'38" W a distance of 50.16 feet to a point on the northerly boundary line of said Lot 2, from whence the Northwest Corner of said Lot 2 bears N 84°41'39" W a distance of 1.94 feet;

thence N 84°41'39" W along the northerly boundary line of said Lot 2 a distance of 1.94 feet to the Northwest Corner of said Lot 2;

thence S 00°44'57" E along the west boundary line of said Lot 2 a distance of 12.69 feet;

thence continuing along the west boundary line of said Lot 2, S 00°19'06" E a distance of 1.44 feet;

thence leaving the west boundary line of said Lot 2, 50.79 feet along the arc of a curve concave to the Northeast, having a radius of 406.78 feet, a central angle of 07°09'16", and a long chord bearing S 81°47'41" E a distance of 50.76 feet;

thence S 85°22'19" E a distance of 170.78 feet;

thence 26.06 feet along the arc of a curve concave to the Southwest, having a radius of 80.00 feet, a central angle of 18°39'51", and a long chord bearing S 76°02'24" E a distance of 25.94 feet;

thence 78.18 feet along the arc of a curve concave to the Northeast, having a radius of 120.00 feet, a central angle of 37°19'42", and a long chord bearing S 85°22'19" E a distance of 76.80 feet;

thence 26.06 feet along the arc of a curve concave to the Southeast, having a radius of 80.00 feet, a central angle of 18°39'51", and a long chord bearing N 85°17'46" E a distance of 25.94 feet;

thence S 85°22'19" E a distance of 236.54 feet;

thence 44.67 feet along the arc of a curve concave to the Southwest, having a radius of 479.42 feet, a central angle of 05°20'17", and a long chord bearing S 82°42'11" E a distance of 44.65 feet;

thence 45.67 feet along the arc of a curve concave to the Northeast, having a radius of 520.58 feet, a central angle of 05°01'37", and a long chord bearing S 82°32'52" E a distance of 45.66 feet to a point on the east boundary line of said Lot 2;

thence N 00°14'39" E along the east boundary line of said Lot 2 a distance of 14.06 feet to the Point of Beginning,

containing 9,500.53 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 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.

Executed and delivered this 18<sup>th</sup> day of June, 2001.

Monument Park & Store, LLC,  
a Colorado limited liability company

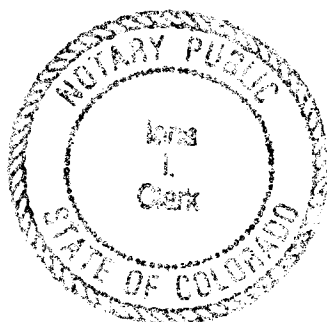
By: Dave F. Brach  
Ann M. Brach

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2001, by Dave F. Brach & Ann M. Brach owners of Monument Park & Store, LLC, a Colorado limited liability company.

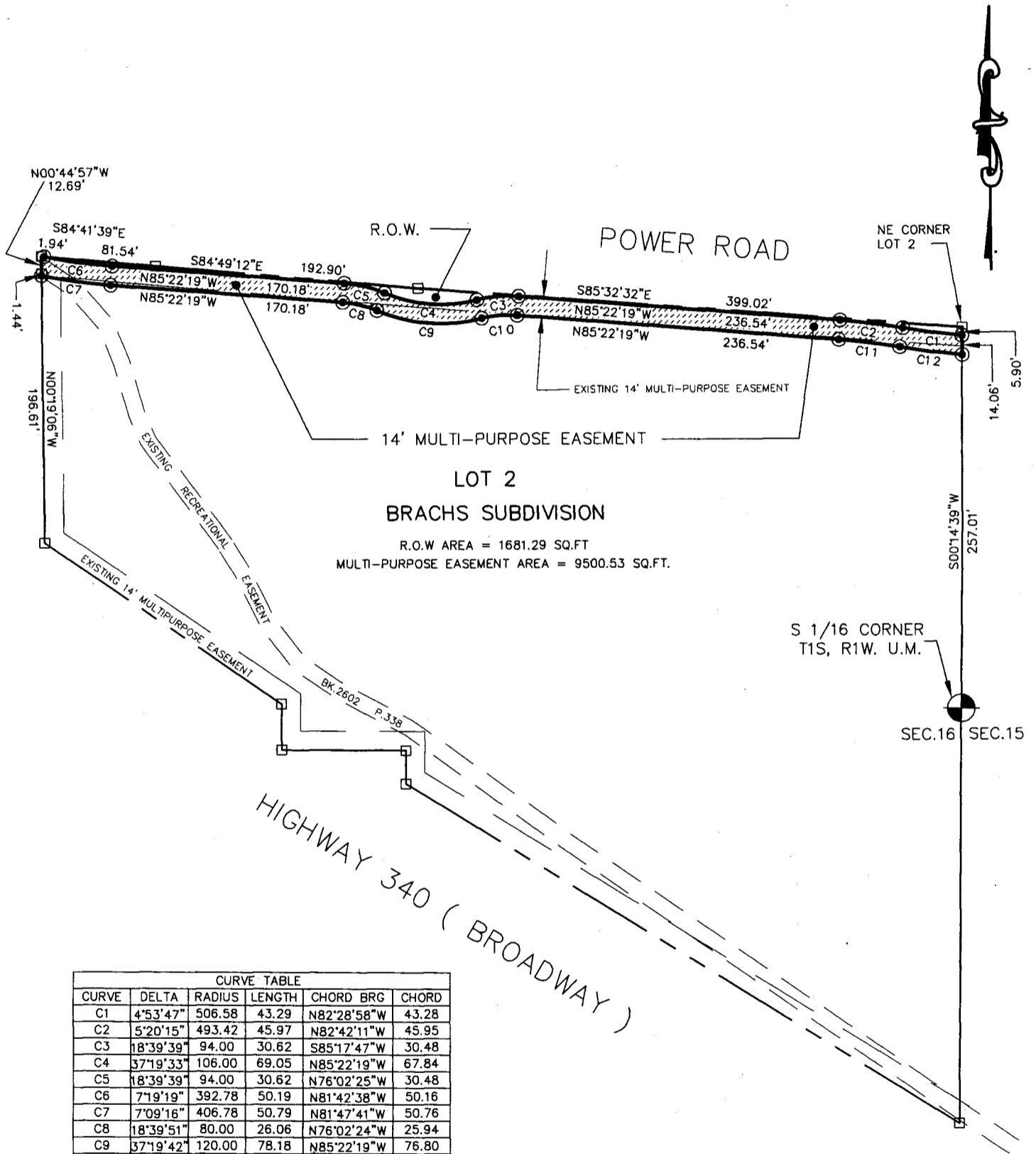
My Commission expires DEC. 13, 2003

My commission expires \_\_\_\_\_.  
Witness my hand and official seal.



Joni L. Clark  
Notary Public

# EXHIBIT "A"



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	4°53'47"	506.58	43.29	N82°28'58"W	43.28
C2	5°20'15"	493.42	45.97	N82°42'11"W	45.95
C3	18°39'39"	94.00	30.62	S85°17'47"W	30.48
C4	37°19'33"	106.00	69.05	N85°22'19"W	67.84
C5	18°39'39"	94.00	30.62	N76°02'25"W	30.48
C6	7°19'19"	392.78	50.19	N81°42'38"W	50.16
C7	7°09'16"	406.78	50.79	N81°47'41"W	50.76
C8	18°39'51"	80.00	26.06	N76°02'24"W	25.94
C9	37°19'42"	120.00	78.18	N85°22'19"W	76.80
C10	18°39'51"	80.00	26.06	S85°17'46"W	25.94
C11	5°20'17"	479.42	44.67	N82°42'11"W	44.65
C12	5°01'37"	520.58	45.67	N82°32'52"W	45.66

DRAWN BY: SRP  
 DATE: 3-5-2001  
 SCALE: 1" = 100'  
 APPR. BY: IW  
 FILE NO: BRACHS\_2.DWG

RIGHT-OF-WAY DESCRIPTION MAP

LOT 2 - BRACHS SUBDIVISION

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION