

MSC0929R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	MESA STATE COLLEGE REAL ESTATE FOUNDATION
PURPOSE:	29 ROAD AND 1-70B CORRIDOR
ADDRESS:	SEE ATTACHED
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Mesa State College Real Estate Foundation, a Colorado Non-Profit Corporation, Grantor, whose address is 1100 North Avenue, Grand Junction, Colorado 81501, for and in consideration of the sum of Ten and 00/100 Dollars (\$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, 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:

As described on Exhibit "A" and depicted on Exhibit "B", 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. 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 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 Grantor 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. Grantor hereby covenants with Grantee it has good title to the herein described 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 19 day of May, 2009.

RECEPTION #: 2491050, BK 4861 PG 679 05/29/2009 at 11:52:26 AM 1 OF 5, R \$25.00 S \$1.00 EXEMPT Janice Rich, Mesa County CO CLERK AND RECORDER

Mesa State College Real Estate Foundation, a Colorado Non-Profit Corporation

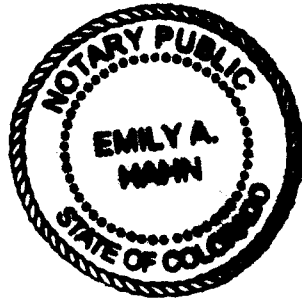
By: [Signature] R. Arnold Butler, Chairman

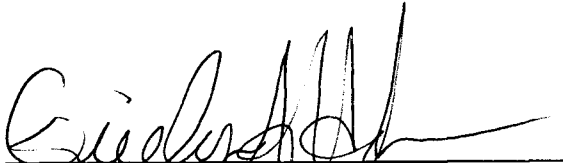
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19 day of May, 2009, by R. Arnold Butler, Chairman for Mesa State College Real Estate Foundation, a Colorado Non-Profit Corporation.

My commission expires 7-22-2012.

Witness my hand and official seal.




Notary Public

707 17th Street
Denver, Colorado 80202 U.S.A
1 303 820.5240 Fax 1 303 820 2402

PROPERTY DESCRIPTION

Parcel H-75PE

A parcel of land being a portion of the tract of land described in Book 1683 at Page 753 recorded on March 10, 1988 in the Mesa County Clerk and Recorder's Office lying in the Southeast Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 18 (a MCSM brass cap set in concrete, LS 2280 1/4 S18 S17 No.26-1) whence the Southeast Corner of said Section 18 (a 3 1/4" MCSM aluminum cap in a range box, 2006, LS 24331) bears S00°13'33"E a distance of 2642.09 feet;

THENCE S79°12'01"W a distance of 56.97 feet to the POINT OF BEGINNING;

THENCE S00°13'33"E along a line 56.00 feet westerly of and parallel with the easterly line of said Southeast Quarter a distance of 379.49 feet;

THENCE S44°46'56"W a distance of 68.58 feet;

THENCE S00°12'35"E a distance of 56.56 feet;

THENCE S44°43'34"E a distance of 84.01 feet;

THENCE S00°45'27"W a distance of 196.20 feet;

THENCE S00°13'33"E along a line 49.00 feet westerly of and parallel with the easterly line of said Southeast Quarter, tangent with the following described curve, a distance of 988.35 feet;

THENCE along the arc of a curve to the left, having a central angle of 2°18'22", a radius of 2037.00 feet, a chord bearing S01°22'44"E, a distance of 81.98 feet, and an arc distance of 81.99 feet;

THENCE S02°31'55"E, tangent with the last and following described curves, a distance of 217.70 feet;

THENCE along the arc of a curve to the right, having a central angle of 1°17'03", a radius of 1963.00 feet, a chord bearing S01°53'24"E, a distance of 43.99 feet, and an arc distance of 43.99 feet;

THENCE S15°40'03"W, non-tangent with the last described curve, a distance of 49.98 feet;

THENCE N00°13'33"W along a line 51.00 feet westerly of and parallel with the easterly line of said Southeast Quarter, tangent with the following described curve, a distance of 13.06 feet;

THENCE along the arc of a curve to the left, having a central angle of 2°18'22", a radius of 1949.00 feet, a chord bearing N01°22'44"W, a distance of 78.44 feet, and an arc distance of 78.45 feet;

THENCE N02°31'55"W, tangent with the last and following described curves, a distance of 217.70 feet;

THENCE along the arc of a curve to the right, having a central angle of 2°18'22", a radius of 2051.00 feet, a chord bearing N01°22'44"W, a distance of 82.55 feet, and an arc distance of 82.55 feet;

THENCE N00°13'33"W along a line 63.00 feet westerly of and parallel with the easterly line of said Southeast Quarter, tangent with the last described curve, a distance of 1181.80 feet;

THENCE N48°38'27"W, a distance of 93.15 feet;

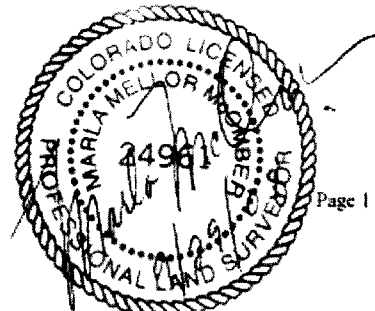
THENCE N00°00'00"W, a distance of 84.24 feet;

THENCE N16°50'37"E, a distance of 146.31 feet;

THENCE N00°00'00"E, a distance of 126.62 feet;

THENCE N44°46'03"W, a distance of 139.18 feet;

K:\071913-29 Rd_150-B-Desc\Legals\H-75PE.doc





707 17th Street
Denver, Colorado 80202 U.S.A.
1.303.820.5240 Fax 1.303.820.2402

Parcel H-75PE
September 29, 2008
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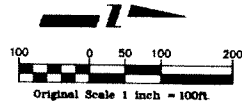
THENCE N00°48'41"W, a distance of 35.43 feet;
THENCE N89°46'27"E, a distance of 130.88 feet to the POINT OF BEGINNING.

Above described parcel contains 1.162 Acres (50,614 square feet), more or less, for a Multipurpose Easement to Mesa County for the use of County approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

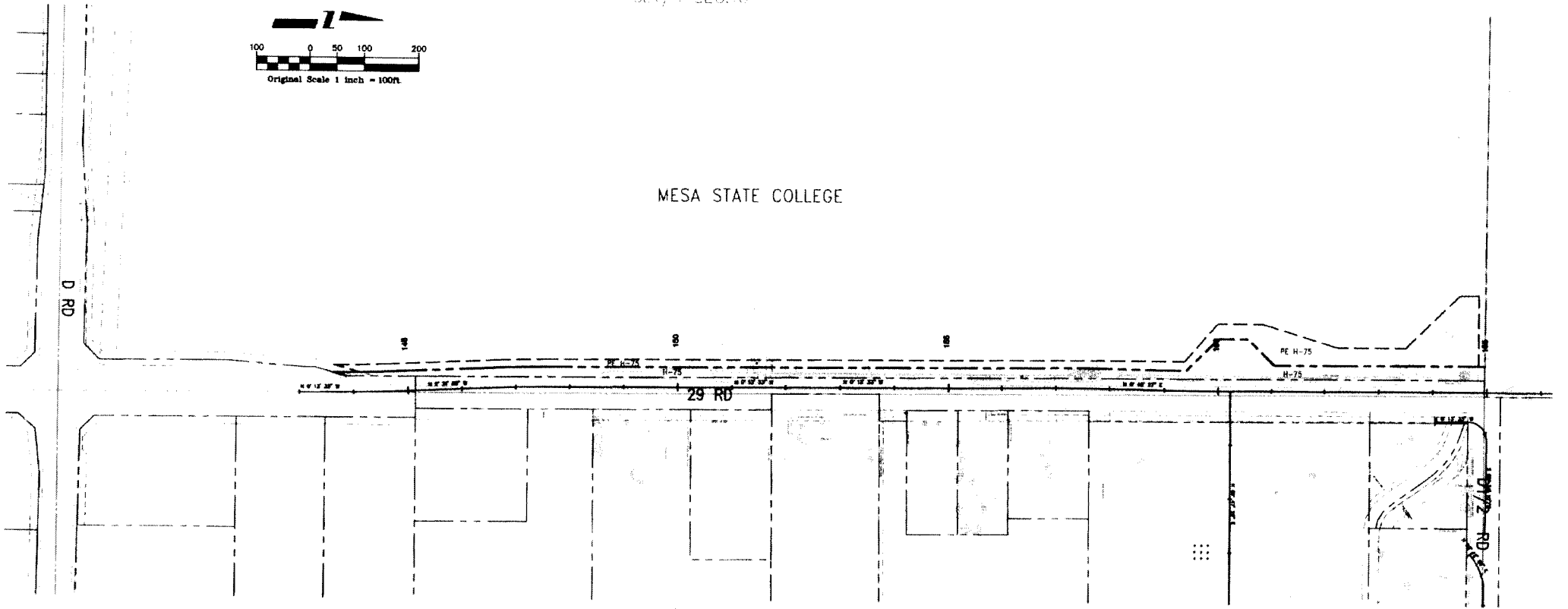
Basis of Bearing: N00°13'33"W between Mesa County Local Coordinate System points Southwest Corner of Section 17 (3 1/4" MCSM Aluminum Cap in Monument Box Stamped: MESA COUNTY SURVEY MARKER S18 S17 S19 S20 2006 LS 24331 NO. 25-2) and the Northwest Corner of the Southwest Quarter of Section 17, (MCSM Brass Cap set in concrete Stamped: MESA COUNTY SURVEY MARKER LS2280 1/4 S18 S17 No.26-1), both in Township 1 South, Range 1 East, Ute Meridian.


Prepared by 
Date: 9/29/08
Marla Mellor, Surveyor, PLS 24961
For and on behalf of Jacobs Engineering Group, Burgess

SE 1/4 SEC. 18



MESA STATE COLLEGE



SW 1/4 SEC. 17

LEGEND

- EXISTING ROW
- ACQUISITION
- Multipurpose Easement

REVISION	DESCRIPTION	DATE
REVISION	Revised to only show H-75, MPE easement language	11/30/09
REVISION		
REVISION		

DRAWN BY	mm
DESIGNED BY	mm
CHECKED BY	mm/xx
DATE	mm/xx
APPROVED BY	
DATE	

ORIGINAL SCALE	
PLAN	PROFILE
HORIZ	HORIZ
	VERT.

Grand Junction

29 Road and I-70B

**PARCEL EXHIBIT H-75
MESA STATE COLLEGE
STATE OF COLORADO**