

PAT03282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

NAME OF CONTRACTOR: THE PATNODE FAMILY TRUST

PURPOSE: MULTI-PURPOSE UTILITIES

SUBJECT/PROJECT: 493 28 ¼ ROAD, EDWARDS DAY CARE CENTER

TAX PARCEL #: 2943-182-00-010

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

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

BOOK 3381 PAGE 402

2126457 06/09/03 0328PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

GRANT OF MULTI-PURPOSE EASEMENT

The Patnode Family Trust dated 6/30/99, 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 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, 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 East 14.0 feet of that certain real property described by instrument recorded in Book 2605 at Page 533 in the office of the Mesa County Clerk and Recorder, said Easement being more particularly described as follows, to wit:

Commencing at the Northwest Corner of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ ("NW $\frac{1}{4}$ NW $\frac{1}{4}$ ") of said Section 18 to bear S 89°54'00" E with all bearings contained herein being relative thereto; thence S 89°54'00" E along the North line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18 a distance of 1317.40 feet to the Northeast Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18; thence S 00°06'00" E along the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18 a distance of 372.0 feet; thence leaving the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18, N 89°54'00" W a distance of 40.0 feet to a point on the West right-of-way line for 28 $\frac{1}{4}$ Road as described by instrument recorded in Book 1100 at Page 317 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast corner of Grantor's real property, being the True Point of Beginning;

thence S 00°06'00" E along a line which is common with the East boundary line of Grantor's real property and the West right-of-way line for 28 $\frac{1}{4}$ Road as aforesaid a distance of 130.0 feet to the Southeast corner of Grantor's real property;

thence N 89°54'00" W along the South boundary line of Grantor's real property a distance of 14.0 feet;

thence leaving the South boundary line of Grantor's real property, N 00°06'00" W a distance of 130.0 feet to a point on the North boundary line of Grantor's real property;

thence S 89°54'00" E along the North boundary line of Grantor's real property a distance of 14.0 feet to the Point of Beginning.

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 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.

Executed and delivered this 5th day of June, 2003.

By: Gene E. Patnode
Gene E. Patnode, Trustee

By: Loretta A. Patnode
Loretta A. Patnode, Trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of June, 2003, by Gene E. Patnode and Loretta A. Patnode, Trustees of The Patnode Family Trust dated 6/30/99.

My commission expires 10/29/2005.

Witness my hand and official seal.



My Commission Expires 10/29/2005

Gayleen Henderson
Notary Public