

PPL07CH4

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (UTILITY)
NAME OF PROPERTY OWNER OR GRANTOR:	PRINTERS PARK, LLC.
PURPOSE:	UTILITY EASEMENT FOR CH4 COMMERCIAL PARK #3-10
ADDRESS:	SUNSTRAND COURT AKA PRINTERS COURT
TAX PARCEL NO.:	2701-361-39-010
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
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

RECEPTION #: 2389729, BK 4465 PG 819 07/06/2007 at
 03:51:13 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
 Code: UTILITY EASEMT
 Janice Rich, Mesa County CO CLERK AND RECORDER

UTILITY EASEMENT

Printers Park 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 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 Utility 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, equivalent other public utility providers and appurtenant facilities, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A strip of land for utility easement purposes situate in Lot 4, C H Four Commercial Park, Filing No. 3 as recorded in Plat Book 13 at Page 354, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of said Lot 4;
 thence along the arc of a non-tangent curve to the left 20.01 feet, having a central angle of 03°59'16" and a radius of 287.50 feet, the chord of which bears S67°12'53"E a distance of 20.01 feet along the north line of said Lot 4 and the south right-of-way of Printers Court;
 thence S24°46'30"W a distance of 39.92 feet;
 thence S23°17'34"W a distance of 261.59 feet;
 thence S38°16'55"E a distance of 115.83 feet to the west line of said Lot 4;
 thence S54°46'30"W a distance of 20.03 feet along said west line;
 thence N38°16'55"W a distance of 126.68 feet;
 thence N23°17'34"E a distance of 273.50 feet to the east line of said Lot 4;
 thence N24°46'30"E a distance of 39.75 feet along said west line to the point of beginning.

Said strip contains 8,705 square feet, more or less, 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

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of July, 2007, by Ben D. Hill as Manager/Member for Printers Park, LLC, a Colorado limited liability company.

My commission expires: 10/29/2009
Witness my hand and official seal.



Gayleen Henderson
Notary Public

EXHIBIT A

15' utility, drainage & public walkway easement

P.O.B.
NW COR.
LOT 4

PRINTERS COURT

N24°46'30"E
39.75'

S24°46'30"W
39.92'

LOT 5

LOT 4

LOT 3

**20' UTILITY
EASEMENT**
8,705 SQUARE FEET

OWNER: PRINTERS PARK, LLC
1204 N. 7th St.
GRAND JUNCTION, CO. 81501

reserved green area
no fill allowed

N24°46'30"E

354.85'

N23°17'34"E

273.50'

S23°17'34"W

261.59'

126.62'

S38°16'55"E

N38°16'55"W

20.03'

S54°46'30"W

218.32'

N00°09'53"E

243.57'

utility & drainage easement

10' utility easement



SCALE 1" = 50'

D H SURVEYS INC.
(970) 245-8749
JOB #691-05-04

