

PVP04PAT

TYPE OF RECORD: PERMANENT

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

NAME OF PROPERTY OWNER OR GRANTOR: PARADISE VALLEY  
PARK LLC

PURPOSE: INGRESS AND EGRESS FOR THE  
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT  
OF UTILITIES, PATTERSON ROAD ADDITIONAL RIGHT-OF-WAY

ADDRESS: PATTERSON ROAD AND 25 ½ ROAD

PARCEL NO: 2945-102-00-100

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

WHEN RECORDED RETURN TO:  
 City of Grand Junction  
 Real Estate Division  
 250 North 5<sup>th</sup> Street  
 Grand Junction, CO 81501

2209574 BK 3722 PG 941-946  
 08/24/2004 01:16 PM  
 Janice Ward CLK&REC Mesa County, CO  
 RecFee \$30.00 SurChs \$1.00  
 DocFee EXEMPT

## GRANT OF MULTI-PURPOSE EASEMENT

Paradise Valley Park LLC, a Colorado Limited Liability Company, Grantor, 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, 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:

A certain perpetual multi-purpose easement lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 NW 1/4 of said Section 10, and assuming the North line of the NE 1/4 NW 1/4 of said Section 10 bears S 89°59'38" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'38" E along the North line of the NE 1/4 NW 1/4 of said Section 10 a distance of 30.00 feet to a point; thence S 00°03'04" W along a line parallel to and 30.00 feet West of, as measured at right angles thereto, the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 76.52 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'04" W along the West right of way for 25-1/2 Road, as same is described in Book 685, Page 149, Public Records of Mesa County, Colorado, a distance of 14.03 feet; thence N 85°58'09" W a distance of 235.85 feet; thence N 89°59'38" W along a line parallel to and 74.00 feet South of, as measured at right angles thereto, the North line of the NE 1/4 NW 1/4 of said Section 10, a distance of 1053.73 feet, to a point on the West line of the NE 1/4 NW 1/4 of said Section 10 and being the East line of Westgate Park No. 2, as same is recorded in Plat Book 11, Page 225, Public Records of Mesa County, Colorado; thence N 00°01'11" W along the West line of the NE 1/4 NW 1/4 of said Section 10, a distance of 14.00 feet; thence S 89°59'38" E along a line parallel to and 60.00 feet South of, as measured at right angles thereto, the North line of the NE 1/4 NW 1/4 of said Section 10, a distance of 1054.23 feet to a point; thence S 85°58'09" E a distance of 235.36 feet, more or less, to the Point of Beginning

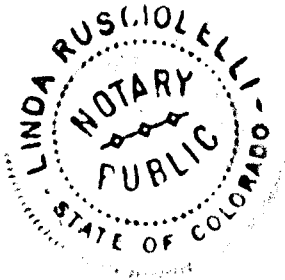
CONTAINING 0.414 Acres (18,054 Sq. Ft.), more or less, as described herein and depicted on "**Exhibit A**" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right 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. Grantor shall have the right to reasonable use of the real property burdened by this Easement for any purpose or purposes which are not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights of the Grantee; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or the Public Utilities, or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.

Executed and delivered this 23<sup>rd</sup> day of August, 2004.



Paradise Valley Park LLC,  
a Colorado Limited Liability Company

R. Kelley Burford  
R. Kelley Burford, Managing Member

State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2004, by R. Kelley Burford, as Manager for Paradise Valley Park LLC, a Colorado Limited Liability Company.

My commission expires 8/21/2008

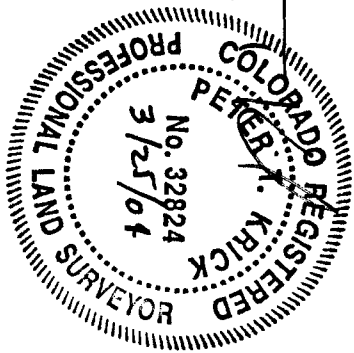
Witness my hand and official seal.

Linda Rusciollelli  
Notary Public

# EXHIBIT "A"

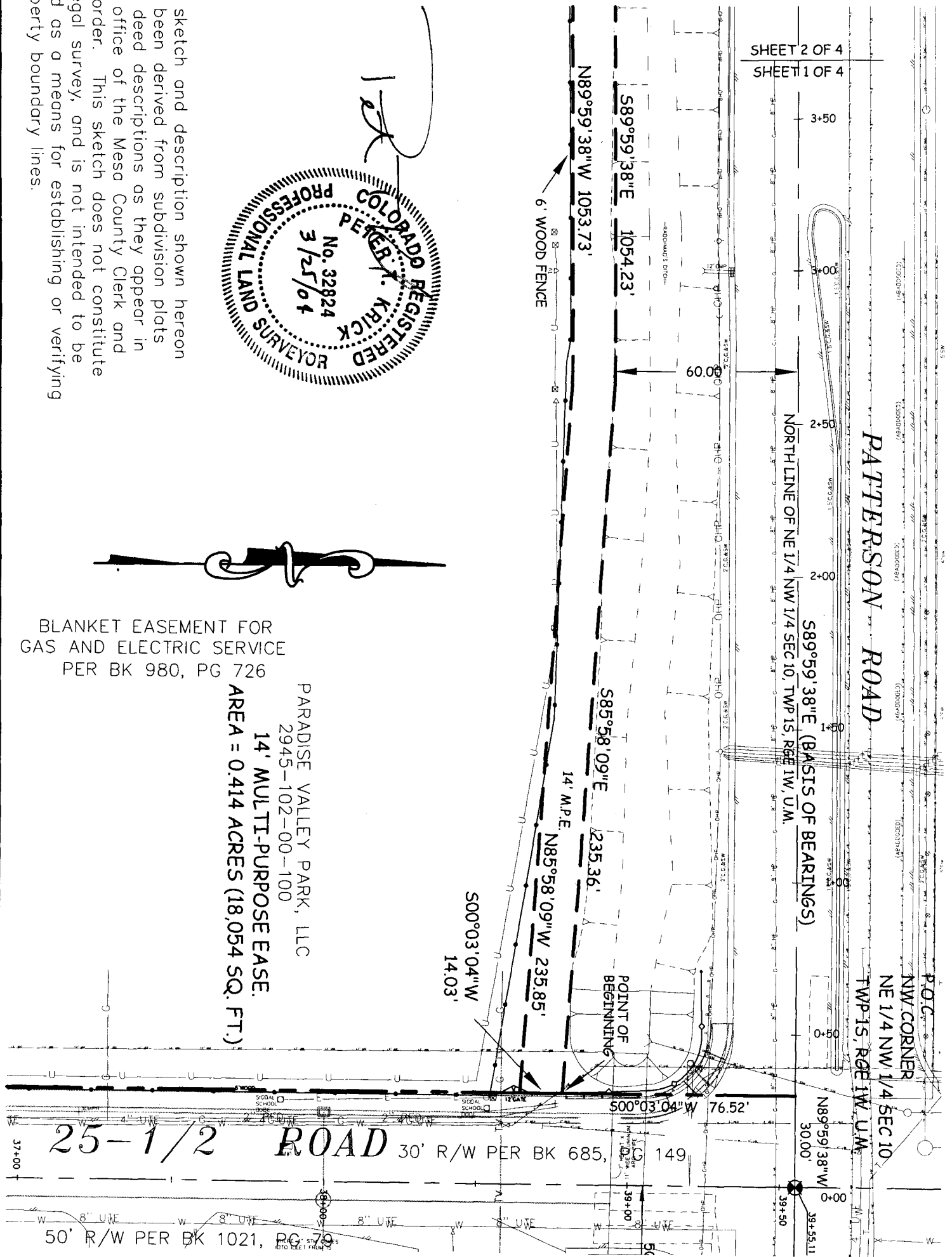
SHEET 1 OF 4

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



BLANKET EASEMENT FOR  
GAS AND ELECTRIC SERVICE  
PER BK 980, PG 726

PARADISE VALLEY PARK, LLC  
2945-102-00-100  
14' MULTI-PURPOSE EASE.  
AREA = 0.414 ACRES (18,054 SQ. FT.)



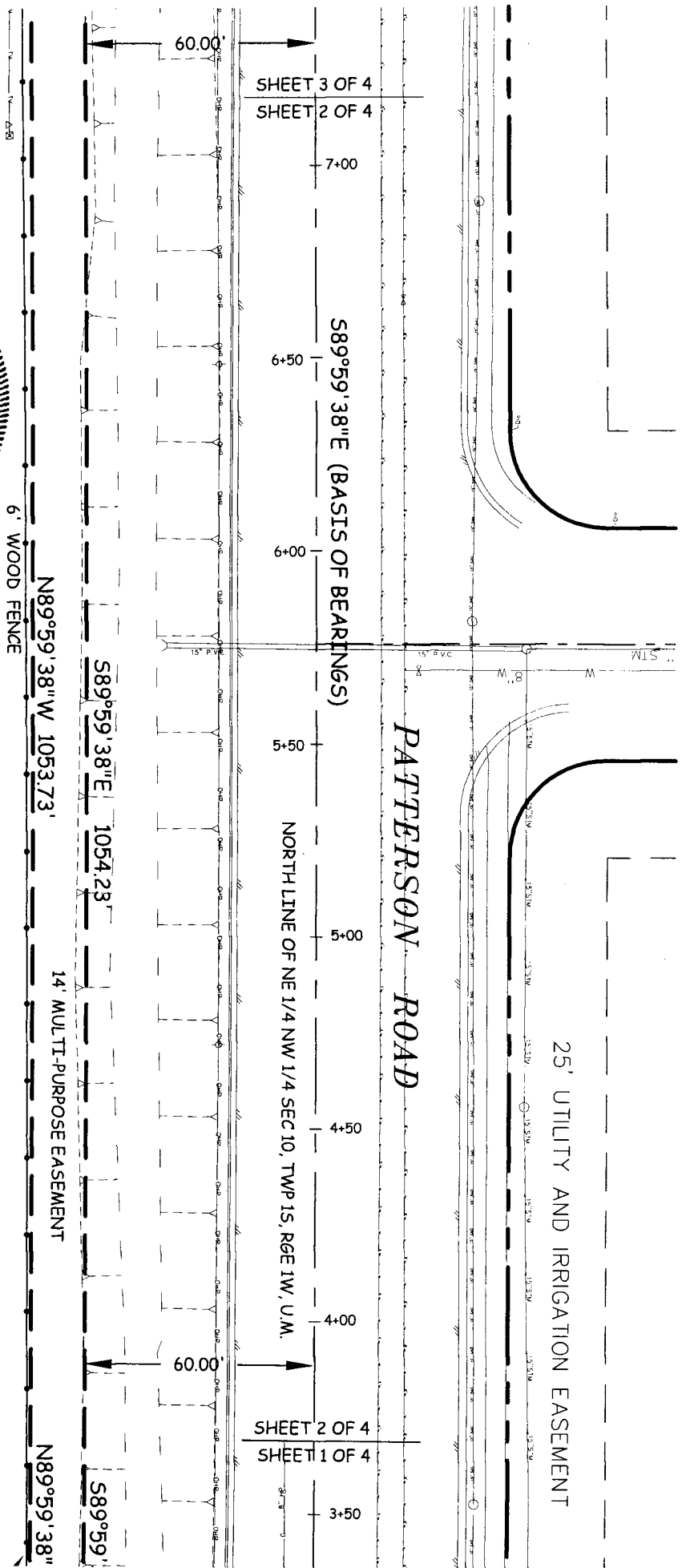
DRAWN BY: P.I.K.  
DATE: 3-25-2004  
SCALE: 1" = 40'  
APPR. BY: IW

PATTERSON ROAD  
ADDITIONAL RIGHT OF WAY  
PARADISE VALLEY PARK, LLC  
2945-102-00-100

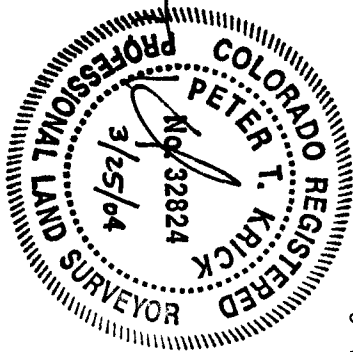


# EXHIBIT "A"

SHEET 2 OF 4



LLC  
P.E.  
(SQ. FT.)



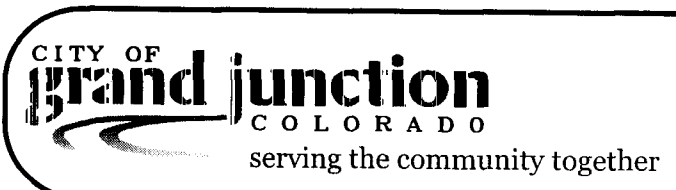
The sketch and description shown hereon has been derived from subdivision plots and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



PARADISE VALLEY PARK, LLC  
2945-102-00-100  
14' MULTI-PURPOSE EASE.  
AREA = 0.414 ACRES (18,054 SQ. FT.)

DRAWN BY: P.T.K.  
DATE: 3-25-2004  
SCALE: 1" = 40'  
APPR. BY: TW

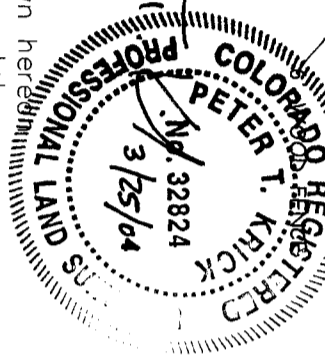
PATTERSON ROAD  
ADDITIONAL RIGHT OF WAY  
PARADISE VALLEY PARK, LLC  
2945-102-00-100



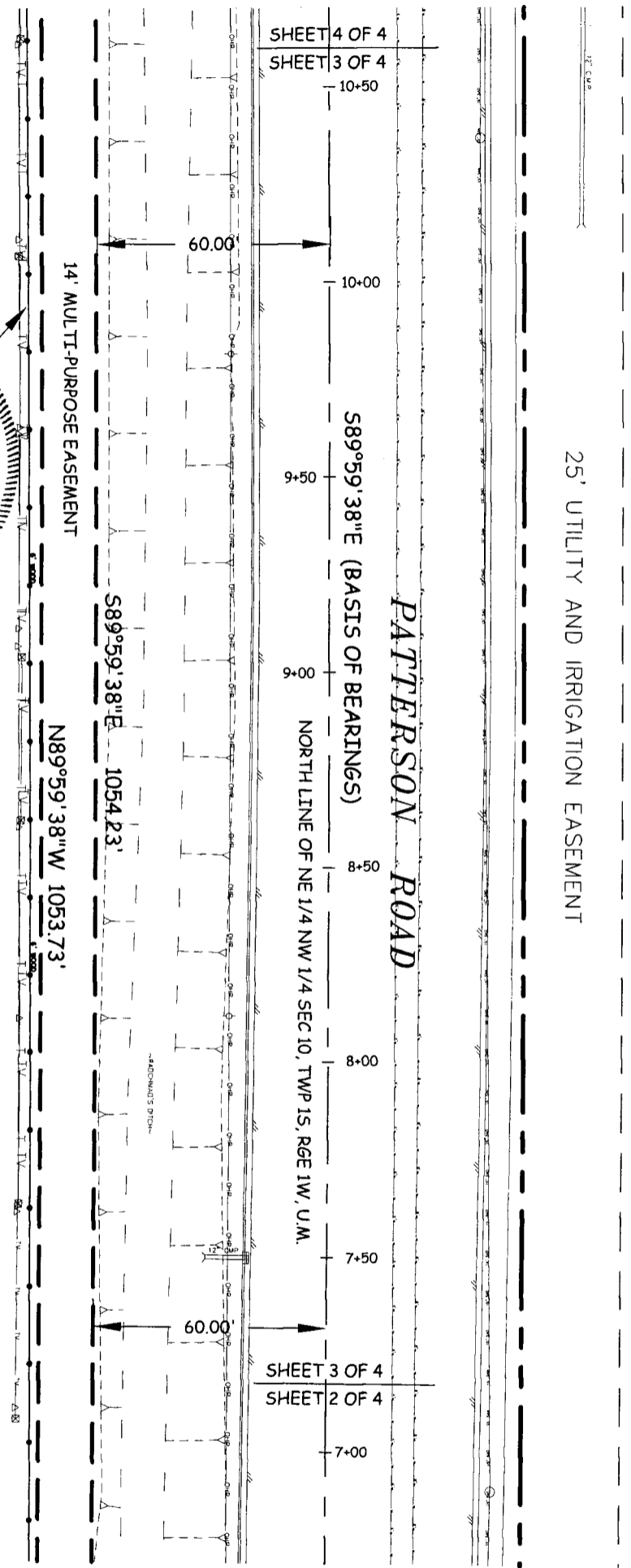
# EXHIBIT "A"

SHEET 3 OF 4

The sketch and description shown here has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



*P.T.K.*



PARADISE VALLEY PARK, LLC  
 2945-102-00-100  
 14' MULTI-PURPOSE EASE.  
 AREA = 0.414 ACRES (18,054 SQ. FT.)



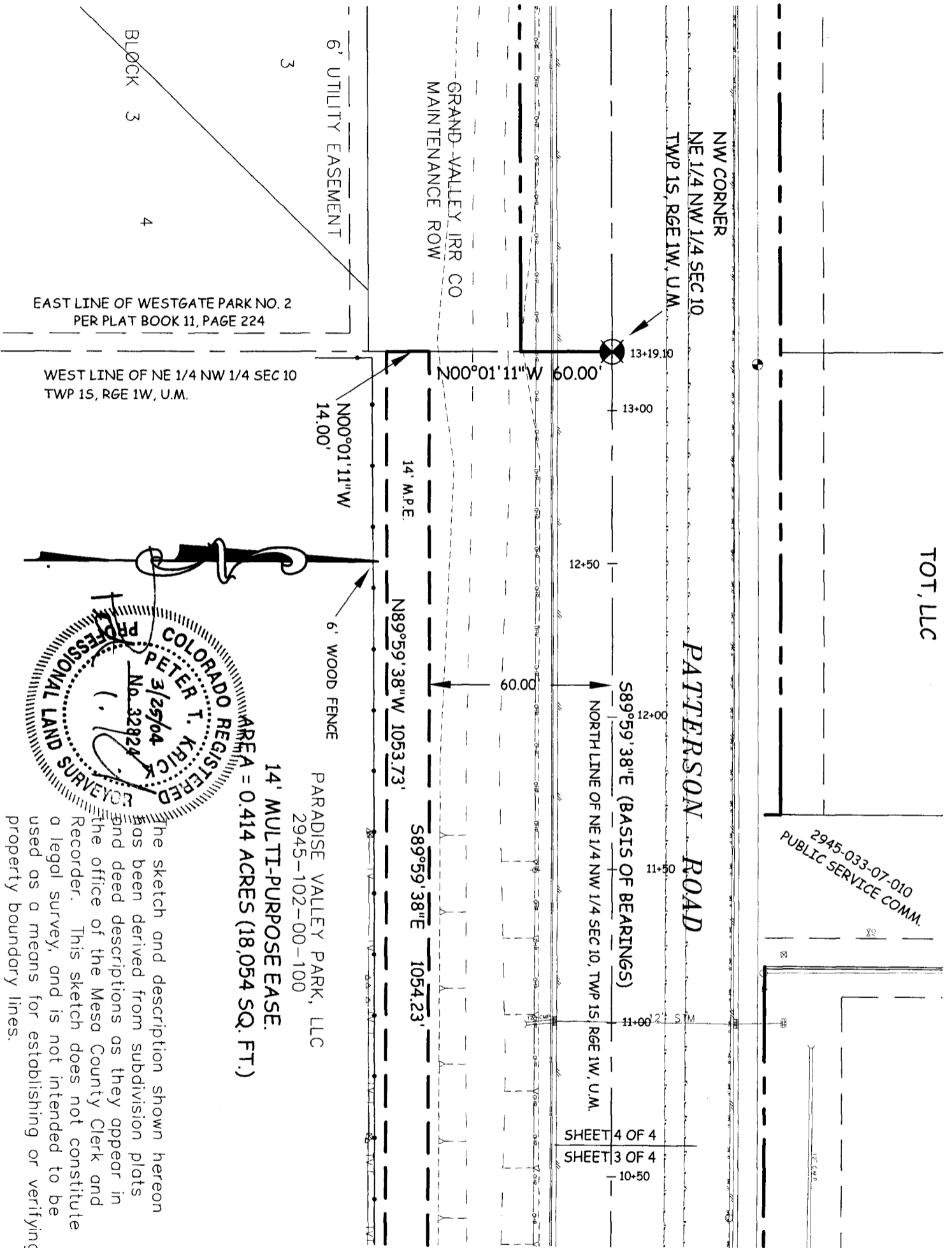
DRAWN BY: P.T.K.  
 DATE: 3-25-2004  
 SCALE: 1" = 40'  
 APPR. BY: TW

PATTERSON ROAD  
 ADDITIONAL RIGHT OF WAY  
 PARADISE VALLEY PARK, LLC  
 2945-102-00-100



# EXHIBIT "A"

SHEET 4 OF 4



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 4 OF 4  
SHEET 3 OF 4  
10+50

DRAWN BY: P.T.K.  
DATE: 3-25-2004  
SCALE: 1" = 40'  
APPR. BY: TW

PATTERSON ROAD  
ADDITIONAL RIGHT OF WAY  
PARADISE VALLEY PARK, LLC  
2945-102-00-100

CITY OF **Grand Junction** COLORADO  
serving the community together