

RAH04245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (MULTI-PURPOSE)

NAME OF CONTRACTOR: CURTIS RAHM AND TERRI GAIL RAHM

PURPOSE: MULTI-PURPOSE AND UTILITIES

SUBJECT/PROJECT: 627 24 ½ ROAD, CANYON VIEW OFFICE BUILDING

TAX PARCEL #: 2945-043-13-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



**EXHIBIT "A"**

**Legal Description of a 14-foot wide Perpetual Multi-Purpose Easement**

The West 14.0 feet of the East 24.0 feet of Lot 4, HOME DEPOT U.S.A. INC., a subdivision of the City of Grand Junction situate in the Southwest  $\frac{1}{4}$  of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by metes and bounds as follows:

Commencing the Southeast Corner of said Lot 4 and considering the South boundary line of said Lot 4 to bear S 89°59'40" W with all bearings contained herein being relative thereto; thence S 89°59'40" W along the South boundary line of said Lot 4 a distance of 10.00 feet to the True Point of Beginning;  
thence S 89°59'40" W along the South boundary line of said Lot 4 a distance of 14.00 feet;  
thence leaving the South boundary line of said Lot 4 and along a line which is parallel with and 24.0 feet West of the East boundary line of said Lot 4, N 00°09'17" W a distance of 262.09 feet to a point on the North boundary line of said Lot 4;  
thence S 89°59'28" E along the North boundary line of said Lot 4 a distance of 4.64 feet to an angle point on the North boundary line of said Lot 4;  
thence S 45°04'23" E along the Northeasterly boundary line of said Lot 4 a distance of 13.19 feet;  
thence leaving the Northeasterly boundary line of said Lot 4 and along a line which is parallel with and 10.0 feet West of the East boundary line of said Lot 4, S 00°09'17" W a distance of 252.77 feet to the Point of Beginning,  
containing 3,626.56 square feet, more or less, as described.