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 1/2 ROAD, CANYON VIEW OFFICE BUILDING

TAX PARCEL #:

2945-043-13-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR:

2004

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

WHEN RECORDED RETURN 10:

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

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2180655 BK 3602 PG 945-946 03/08/2004 05:00 PM Janice Ward CLK%REC Mesa County: RecFee \$10.00 SurCh9 \$1.00 DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Curtis L. Rahm and Terri Gail Rahm, Grantors, 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, have granted and conveyed, and by these presents do 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 premises, to wit:

See 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 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 Grantors 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 Grantors hereby further covenanting with Grantee that they have good title to the aforedescribed premises; that they have good and lawful right to grant this Easement; that they 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 $\underline{5tk}$ day of	March	_, 2004.
Curtis L. Rahm		Terri Gail Rahm	Il Rahn
State of Colorado)		
County of Mesa)ss.)		
		id	

The foregoing instrument was acknowledged before me this 5th day of march, 2004, by Curtis L. Rahm and Terri Gail Rahm.

Hayleen Henderson Notary Public

My commission expires

Witness my hand and official seal.



My Commission Expires 10/29/2005

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 ¼ 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 <u>True Point of Beginning</u>;

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.