

RMH05287

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	COLORADO WEST REGIONAL MENTAL HEALTH, INC.
PURPOSE:	EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES
ADDRESS:	515 28 ¾ ROAD
PARCEL NO:	2943-074-00-018
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

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

2293432 BK 4063 PG 160-162
12/21/2005 03:35 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Colorado West Regional Mental Health, Inc., a Colorado non-profit Corporation, 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 following described parcel of land, to wit:

A multi-purpose easement across a parcel of land situated in the SW ¼ SE ¼ Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; said easement being more particularly described as follows:

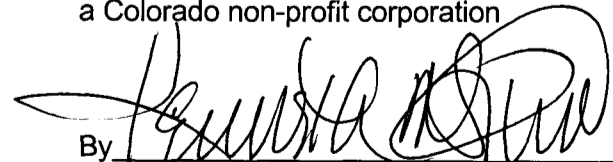
Commencing at the SE Corner of the SW ¼ SE ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian whence the SW Corner of said SW ¼ SE ¼ bears N 89°49'46" W a distance of 1322.46 feet for a basis of bearings with all bearings contained herein relative thereto; thence N 04°38'21" W a distance of 381.34 feet to the Point of Beginning; thence N 89°48'51" W a distance of 14.00 feet; thence N 00°07'38" W a distance of 609.07 feet; thence S 89°48'58" E a distance of 14.00 feet; thence S 00°07'38" E a distance of 609.07 feet to the Point of Beginning.

Containing 8,586.86 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 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 Grantor has good title to the aforescribed premises; 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 7th day of December, 2005.

Colorado West Regional Mental Health, Inc.,
a Colorado non-profit corporation

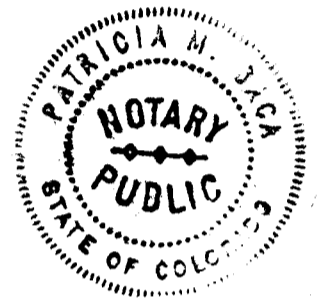
By 
Kenneth M. Stein, Executive Director

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of December, 2005, by Kenneth M. Stein as Executive Director for Colorado West Regional Mental Health, Inc., a Colorado non-profit corporation.

My commission expires: 2-1-07
Witness my hand and official seal.

Patricia M. Barr
Notary Public

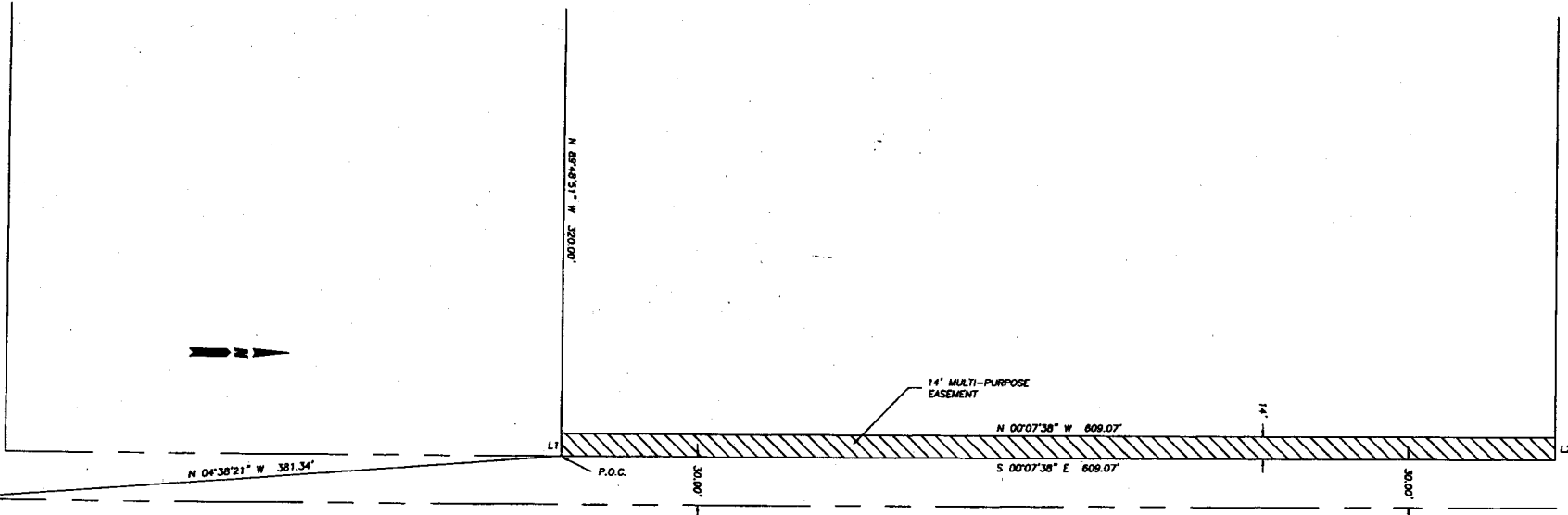


RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

SW CORNER SW 1/4 SE 1/4
 SEC. 7, T 1 S, R 1 E,
 UTE MERIDIAN

NORTH AVENUE

SE CORNER SW 1/4 SE 1/4
 SEC. 7, T 1 S, R 1 E,
 UTE MERIDIAN



N 04°38'21" W 361.34'

N 89°48'31" W 320.00'

L1

P.O.C.

30.00'

28 3/4 ROAD

N 00°07'38" W 609.07'

S 00°07'38" E 609.07'

14"

30.00'

L2

LINE	BEARING	DISTANCE
L1	N 89°48'51" W	14.00'
L2	S 89°48'58" E	14.00'

EXHIBIT "A"