

ROB02SNF

TYPE OF RECORD: PERMANENT

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

PURPOSE: UTILITES AND APPURTENANCES REALTED THERETO, AND ALSO INSTALLATION OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES

NAME OF PROPERTY OWNER OR GRANTOR: B.V. ROBINSON AND SALLY ANN ROBINSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOTS 9 AND 10, SELLARS SUBDIVISION, SANFORD DRIVE

PARCEL NO.: LOT 9 2701-313-05-020  
LOT 10 2701-313-05-018

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO: 3

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3051 Page 642

2048695 04/02/02 0421PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

B.V. Robinson and Sally Ann Robinson, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 parcel of land, to wit:

The Southeasterly 14.0 feet of Lots 9 and 10, Block 5 of Sellars Subdivision-Replat No. 1, situate in the Southwest ¼ of Section 31, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 10 at Page 45 in the office of the Mesa County Clerk and Recorder, being more particularly described by metes and bounds as follows:

Beginning at the Southernmost Corner of Lot 10, Block 5 of Sellars Subdivision-Replat No. 1, with all bearings contained herein being relative to the recorded plat of said Subdivision; thence N 45°41'30" W along the Southwesterly boundary line of said Lot 10 a distance of 14.07 feet;  
thence leaving the Southwesterly boundary line of said Lot 10, N 38°46'00" E a distance of 233.25 feet to a point on the Northeasterly boundary line of Lot 9, Block 5 of said Sellars Subdivision-Replat No. 1;  
thence S 33°00'00" E along the Northeasterly boundary line of said Lot 9 a distance of 14.74 feet to the Northeasterly Corner of said Lot 9;  
thence S 38°46'00" W along the Easterly boundary lines of said Lots 9 and 10 a distance of 230.00 feet to the Point of Beginning,  
containing 3,242.77 square feet 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 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 Grantors have good title to the aforescribed 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 2<sup>nd</sup> day of April, 2002.

B.V. Robinson  
B.V. Robinson

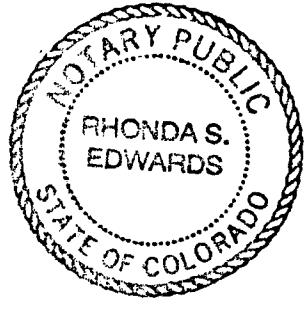
Sally Ann Robinson  
Sally Ann Robinson

State of Colorado )  
                          )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of April, 2002, by B.V. Robinson and Sally Ann Robinson.

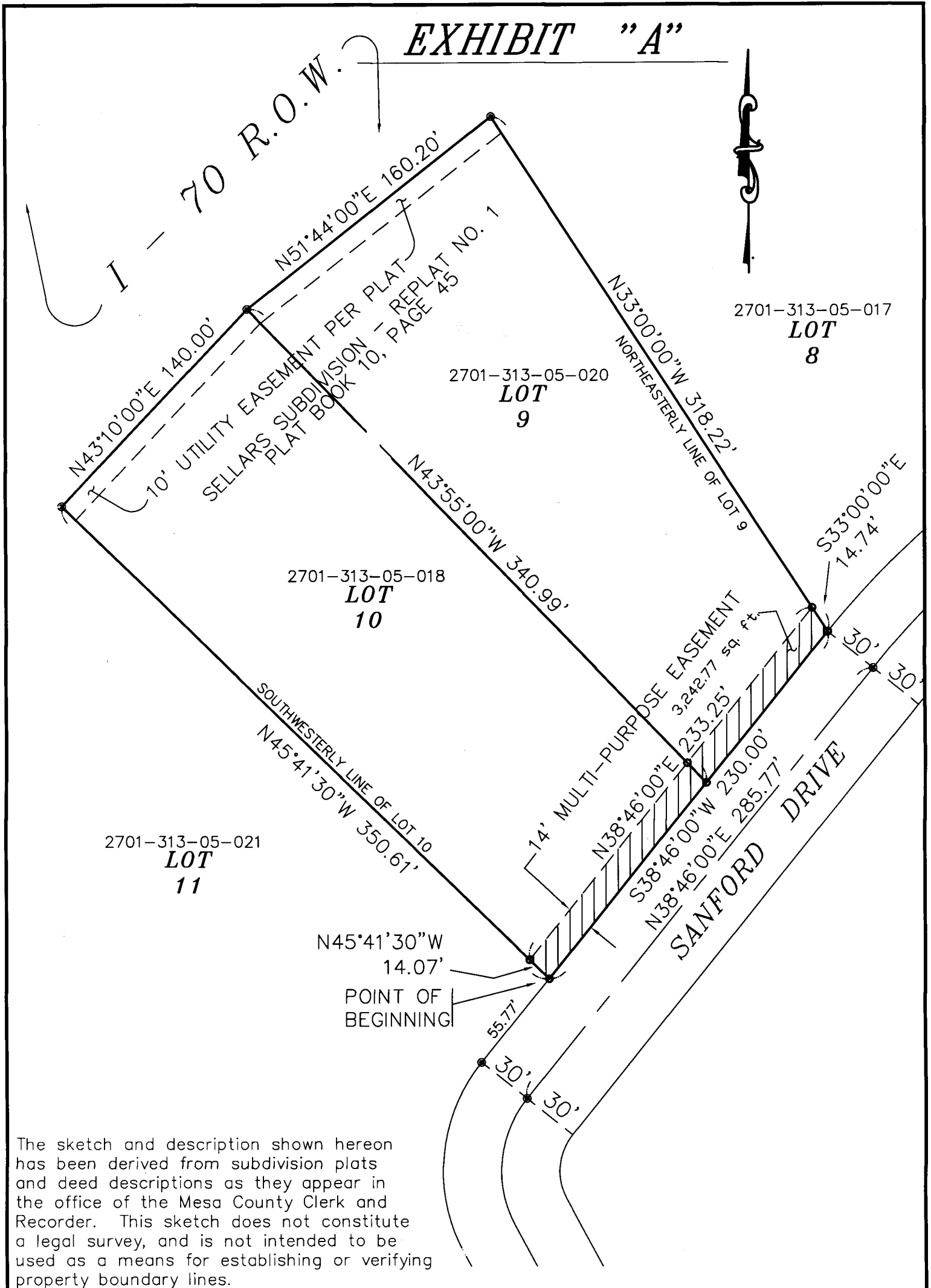
My commission expires November 28, 2005

Witness my hand and official seal.



Rhonda S Edwards  
Notary Public

# EXHIBIT "A"



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.

DRAWN BY: P.I.K.  
 DATE: 2-26-2002  
 SCALE: 1" = 60'  
 APPR. BY: TW  
 FILE NO: EASE.DWG

**14' MULTI-PURPOSE EASEMENT SKETCH**

2701-313-02-018 AND 2701-313-02-020

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION