

SAM08ESS

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

EASEMENT

NAME OF PROPERTY  
OWNER OR GRANTOR:

JOE JESS SAMORA, WILMA OLGA  
SAMORA, DONNA JEAN SAMORA NKA  
DONNA JEAN GOMEZ AND VALARIE ANN  
SALAZAR NKA VALARIE ANN SAMORA

PURPOSE:

MULTI-PURPOSE EASEMENT

ADDRESS:

ERNEST T. SPARN SUBDIVISION PARCEL  
H-52PE REV. 2

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2008

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

1 of 2

GRANT OF MULTI-PURPOSE EASEMENT

Joe Jess Samora, Wilma Olga Samora, Donna Jean Samora now known as Donna Jean Gomez, and Valarie Ann Salazar now known as Valarie Ann Samora, Grantor, for and in consideration of the sum of Seven Thousand Eight Hundred Ninety and 00/100 Dollars (\$7,890.00), 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:

See "Exhibit A" for Parcel H-52PE<sup>REV2</sup> 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 it has good title to the aforescribed premises; that 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 18<sup>th</sup> day of December, 2008.

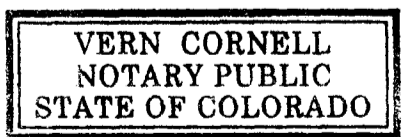
*Joe Jess Samora*  
Joe Jess Samora  
*Donna Jean Samora*  
Donna Jean Samora  
nka Donna Jean Gomez

*Wilma Olga Samora*  
Wilma Olga Samora  
*Valarie Ann Salazar*  
Valarie Ann Salazar  
nka Valarie Ann Samora

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2008, by Joe Jess Samora.

My commission expires \_\_\_\_\_  
Witness my hand and official seal.



*[Signature]*  
Notary Public

707 17th Street  
Denver, Colorado 80202 U.S.A.  
1.303.820.5240 Fax 1.303.820.2402

**PROPERTY DESCRIPTION**

Parcel H-52PE Rev. 2

A parcel of land being a portion of Lot 12, Block 2, ERNEST T. SPARN SUBDIVISION recorded in Plat Book 7 at Page 17 on September 17, 1946 in the Mesa County Clerk and Recorder's Office, together with that portion of vacated alley adjoining said Lot 12 on the east boundary recorded in Book 1617 at Page 786 on December 12, lying in the Northeast Quarter of the Northeast Quarter of Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter of said Section 18 (a 2 1/2" MCSM Brass Cap, illegible) whence the Southeast Corner of the Northeast Quarter of said Section 18 (a MCSM brass cap set in concrete, LS 2280 1/4 S18 S17 No.26-1) bears S00°12'02"E a distance of 2641.65 feet being the basis of bearing (assumed);  
THENCE S26°52'47"W a distance of 1386.29 feet to the northwest corner of said Lot 12, being the POINT OF BEGINNING;

THENCE S89°49'26"E along the northerly line of said Lot 12, a distance of 7.00 feet;  
THENCE S00°08'52"E along a line being 7.00 feet easterly of and parallel with the westerly line of said Lot 12, a distance of 34.57 feet;  
THENCE S50°10'08"E a distance of 13.11 feet;  
THENCE S89°49'05"E along a line being 7.00 feet northerly of and parallel with the southerly line of said Lot 12, a distance of 118.29 feet;  
THENCE the following two (2) courses along the easterly and southerly lines of said Lot 12:  
1. S00°09'44"E a distance of 7.00 feet;  
2. THENCE N89°49'05"W a distance of 111.45 feet;  
THENCE N50°10'08"W a distance of 31.17 feet;  
THENCE N00°08'52"W along the westerly line of said Lot 12, a distance of 30.05 feet to the POINT OF BEGINNING.

Containing 1,052 square feet, (0.024 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

*Marla Mellor*  
Prepared by  
Date: 8-27-2008  
Marla Mellor McOmber 24961  
For and on behalf of Jacobs Carter Burgess  
