

SAN06ACE

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	SANS NOM, LLC.
PURPOSE:	MULTI-PURPOSE EASEMENT FOR ACE HARDWARE
ADDRESS:	2140 BROADWAY BLVD
TAX PARCEL NO.:	2947-232-21-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

PROFILE INFORMATION

Project ID #: *Essement* CUP-2006-028
Name: Ace Hardware
Location: 2140 Broadway Blvd
Parcel #: 2947-232-21-002

Delivered to *Steph*

WHEN RECORDED RETURN TO:

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

RECEPTION #: 2354088, BK 4317 PG 247 12/18/2006 at
 01:29:14 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
 Code: EASEMENT
 Janice Ward, Mesa County, CO CLERK AND
 RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Sans Nom, LLC, a Colorado Limited Liability Company, 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 NE ¼ NW ¼ Section 23, Township 11 South, Range 101 East of the 6th PM, County of Mesa, State of Colorado; said easement being more particularly described as follows:

Commencing at the NE Corner of Lot 1 of Monument Village Shopping Center, a subdivision recorded at the Mesa County Clerk and Recorders Office, Reception #1827507, and considering the North line of said Lot 1 to bear N89°57'05"E with all other bearings contained herein to be relative thereto;

Thence along the North line of said Lot 1, N89°57'05"E 5.88 feet to the POINT OF BEGINNING;


Thence along the North line of said Lot 1, N89°57'05"E 16.52 feet; thence 514.83 feet along a curve turning to the left with a radius of 1363.42 feet, thence 514.83 feet along a curve turning to the left with a radius of 1363.42 feet and a chord that bears S43°06'00"E 511.78 feet to the boundary line of said Lot 1; thence along said boundary S31°08'35"W 14.05 feet to the Northerly right-of-way for State Highway 340; thence along said right-of-way, 530.14 feet along a curve turning to the right with a radius of 1377.42 feet and a chord that bears N42°56'31"W 526.87 feet to the Point of Beginning,

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 1 day of December, 2006.

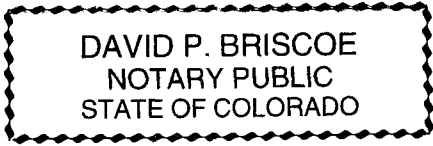
Sans Nom LLC, a Colorado Limited Liability Company

By 
 Craig R. Rathbun, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11 day of December, 2006, by Sans Nom, LLC, a Colorado Limited Liability Company, by Craig R. Rathbun, Manager.

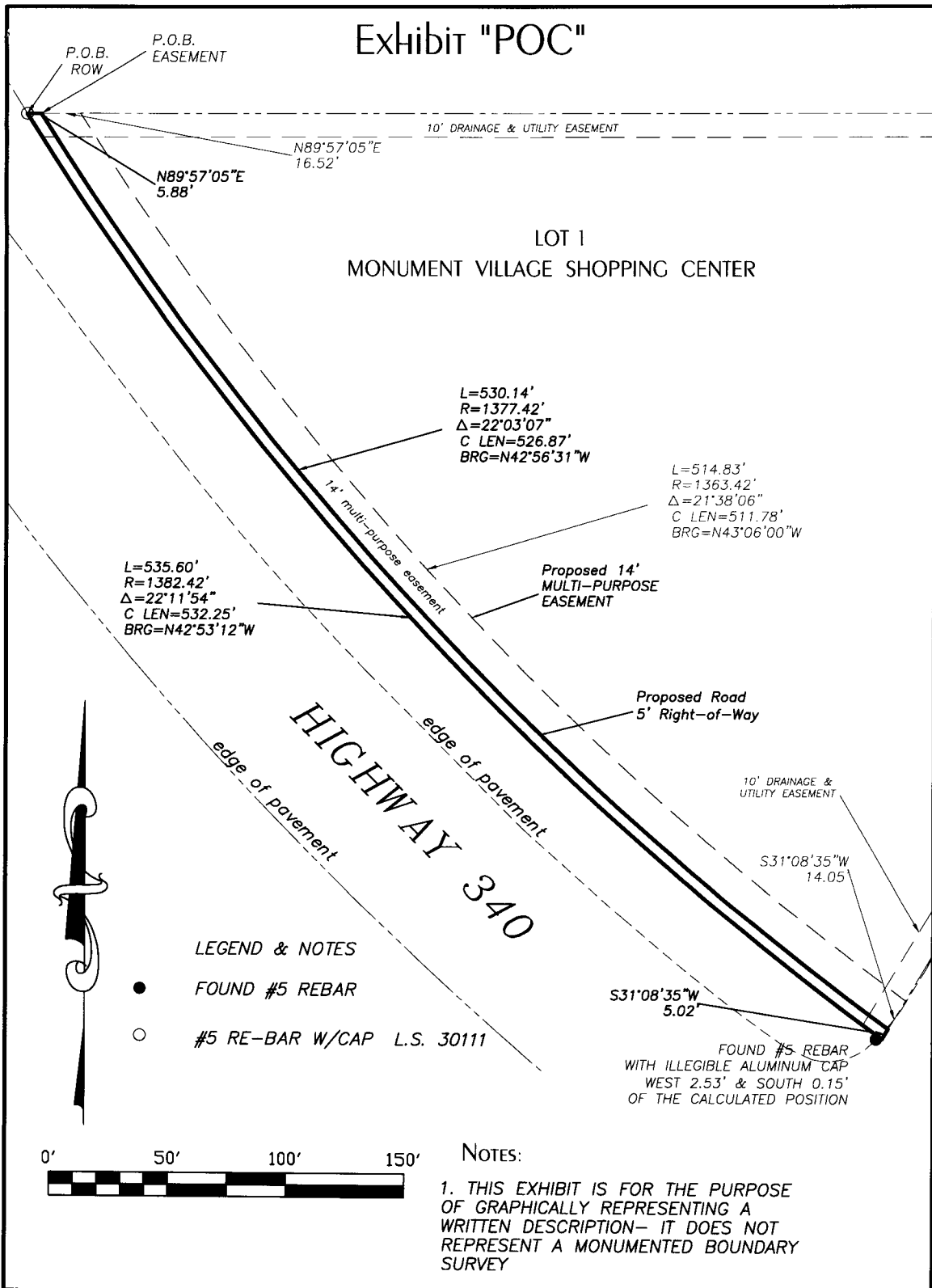
My commission expires: 2/27/2010
Witness my hand and official seal.



My Commission Expires 02/27/2010

David P. Briscoe
Notary Public

Exhibit "POC"



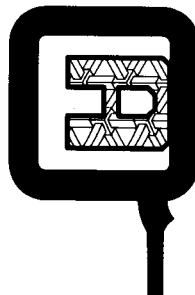
Road Right-of-Way & 14' Multipurpose Easement Dedication

SITUATED IN THE NE1/4 NW1/4 SECTION 23, T11S, R101E OF THE 6th P.M.

FOR: MUELLER

SCALE:
1" = 50'

DATE:



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(970) 241-2370



SURVEYED BY: SB RM

DRAWN BY: DMM

ACAD ID: MUELLER

SHEET NO.