

SCH0329R

TYPE OF RECORD: PERMANENT

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

PURPOSE: UTILITIES AND APPURTENANCES RELATED THERETO

NAME OF PROPERTY OWNER OR GRANTOR: THOMAS R. SCHULTZ AND SHARON J. SCHULTS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 589 29 ROAD, GRAND JUNCTION, CO 81501

PARCEL NO.: 2943-071-00-045

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2 PAGE DOCUMENT

BOOK 3300 PAGE 133  
2109609 03/13/03 0857AM  
JANICE WARD CLK&REC MESA COUNTY Co  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

Thomas R. Schultz and Sharon J. Schultz, Grantors, for and in consideration of the sum of Two Thousand One Hundred Sixty and 00/100 Dollars (\$2,160.00), 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:

A tract of land for Perpetual Multi-Purpose Easement purposes, situated in the NE¼ of Section 7, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

The East (12.00) feet of the following described property as recorded in the Office of the Mesa County Clerk and Recorder in Book 959 at Page 39;

Beginning South 508.0 feet and North 89 59' West, 30.0 feet from the Northeast Corner (NE Cor.) of Section 7, Township 1 South, Range 1 East, U.M.;  
Thence South 120.00 feet;  
Thence North 89 59' West, 92 feet;  
Thence North 120.00 feet;  
Thence South 89 59' East, 92 feet to the Point of Beginning, Mesa County, Colorado,

Containing 1,440.00 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 12 day of March, 2003.

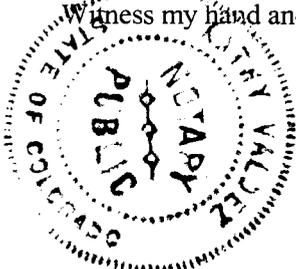
Thomas R. Schultz  
Thomas R. Schultz

Sharon J. Schultz  
Sharon J. Schultz

State of Colorado        )  
                                  )ss.  
County of Mesa         )

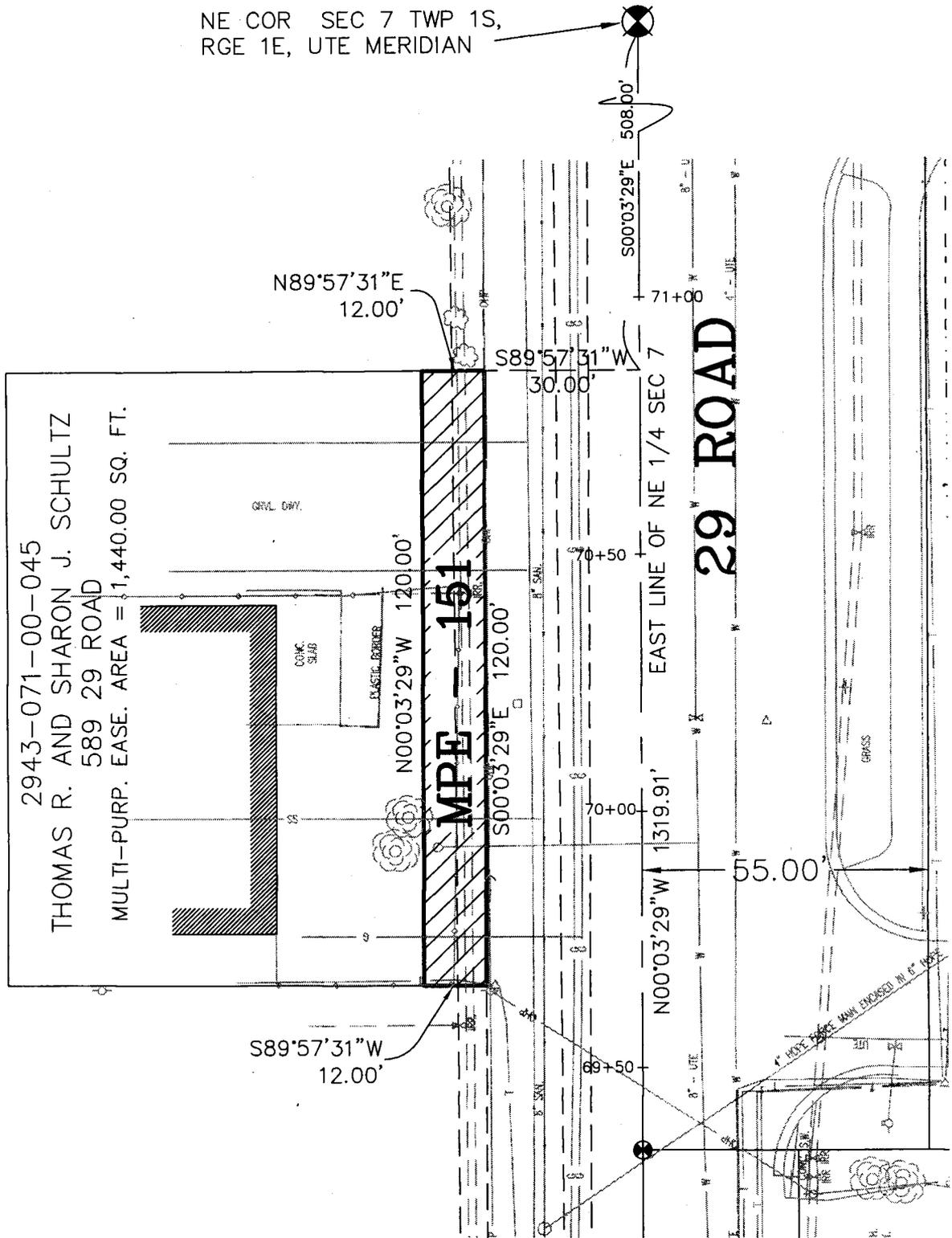
The foregoing instrument was acknowledged before me this 12 day of March, 2003, by Thomas R. Schultz and Sharon J. Schultz.

My commission expires 4-21-04.  
Witness my hand and official seal.



Kathy Valdez  
Notary Public

# EXHIBIT "A"



CARMACK

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.

REVISED: 02-05-2003

DRAWN BY: P.T.K.  
 DATE: 9-03-2002  
 SCALE: 1" = 30'  
 APPR. BY: TW  
 FILE NO: SCHULTZ

29 ROAD  
 RIGHT-OF-WAY DESCRIPTION MAP

2943-071-00-045

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION