

SCH07BON

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	ALICE K. SCHMIDT AND DONNA L. MCBRATNEY
PURPOSE:	D DRAIN IMPROVEMENTS
ADDRESS:	1210 BONITO AVENUE
TAX PARCEL NO.:	2945-013-02-009
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Alice K. Schmidt and Donna L. McBratney, 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 sold, granted and conveyed, and by these presents do hereby sell, 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 certain parcel of land for a multi-purpose easement located in the Southwest Quarter (SW 1/4) Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 2, Eagleton Subdivision, as same is recorded in Plat Book 8, Page 4A in the office of the Mesa County Clerk, and considering the East line of said Lot 1 to bear S00°03'10"W, with all bearings herein relative thereto; thence S00°03'10"W, along the East line of said Lot 1, a distance of 6.13 feet; thence S78°14'42"W a distance of 63.44 feet; thence S73°02'38"W a distance of 80.83 feet to the East line of right of way as described in Book 1536, Page 675 and recorded in the office of the Mesa County Clerk; thence N00°04'42"E, along the East line of said right of way, a distance of 5.53 feet; thence S78°14'42"W, continuing along said right of way, a distance of 5.07 feet to the Westerly line of said Lot 1; thence N44°34'42"E, along the Westerly line of said Lot 1, a distance of 14.28 feet to the Northwest corner of said Lot 1; thence N78°14'42"E, along the North line of said Lot 1, a distance of 137.25 feet, more or less, to the point of beginning,

Containing 1,143.43 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.

3. Grantors hereby covenant with Grantee that they 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.

4. If the Project contemplated to be built within the Easement is not constructed or is abandoned, Grantors shall have the option, to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 23 day of March, 2007.

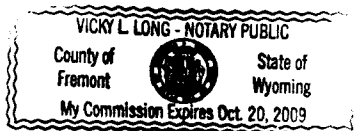
Alice K Schmidt, POA
Alice K. Schmidt Donna L. McBratney
Donna L. McBratney
Donna L. McBratney

State of Colorado)
 Wyoming)ss.
County of Mesa)
 Fremont

The foregoing instrument was acknowledged before me this 23rd day of March, 2007 by Alice K. Schmidt and Donna L. McBratney.

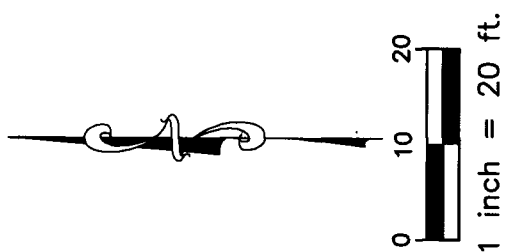
My commission expires Oct 20, 2009.

Witness my hand and official seal.



Vicky L Long
Notary Public

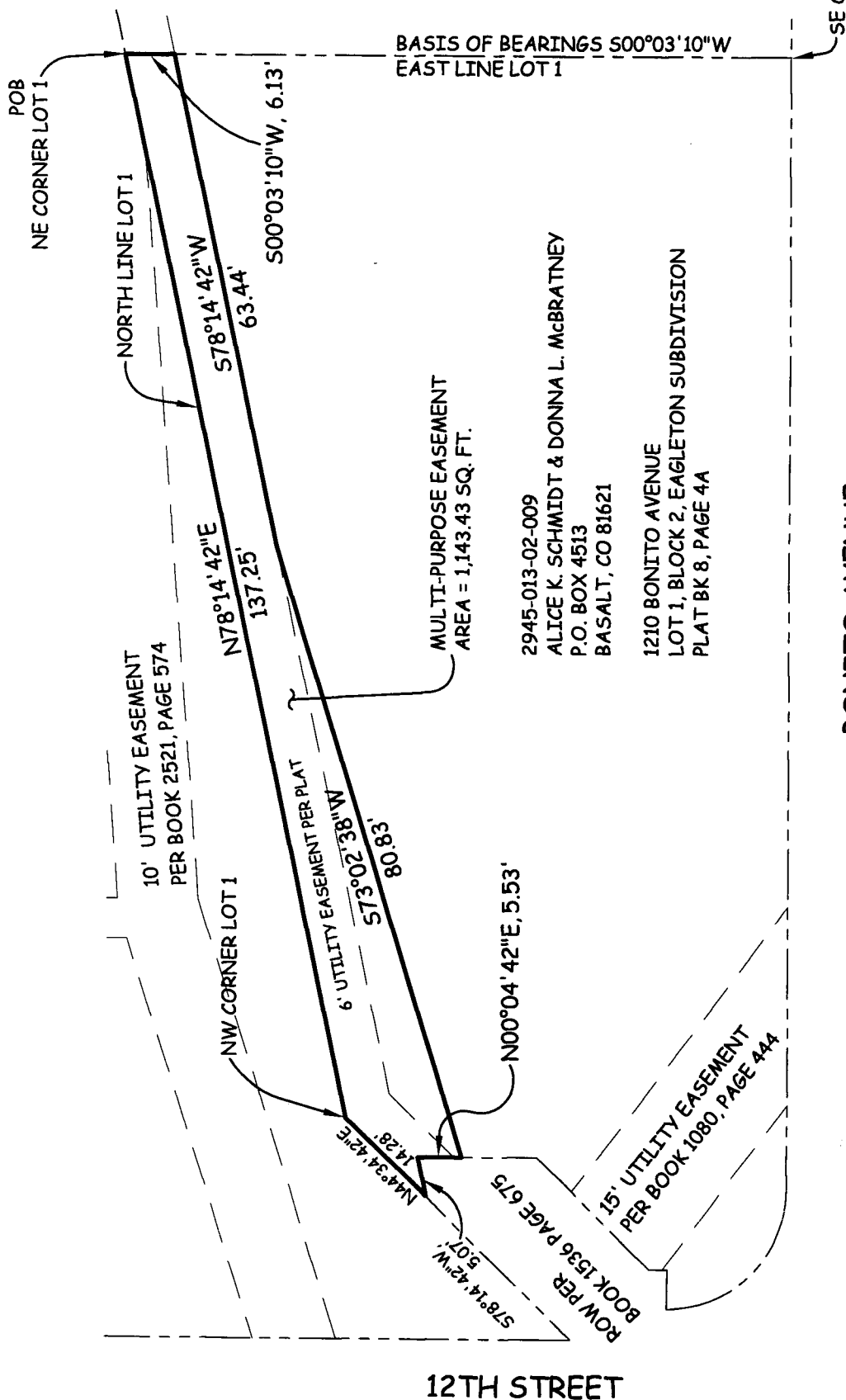
EXHIBIT "A"



2945-013-02-008
1214 BONITO AVENUE

ABBREVIATIONS

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

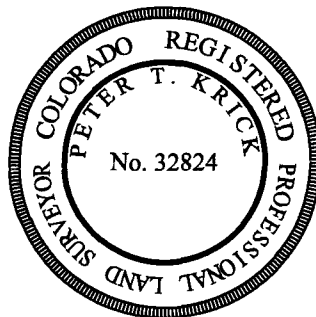


2945-013-02-009
ALICE K. SCHMIDT & DONNA L. McBRATNEY
P.O. BOX 4513
BASALT, CO 81621

1210 BONITO AVENUE
LOT 1, BLOCK 2, EAGLETON SUBDIVISION
PLAT BK 8, PAGE 4A

BONITO AVENUE

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.



12TH STREET

DRAWN BY: MG
DATE: 02/27/2007
SCALE: 1" = 20'
APPR. BY: PTK

D DRAIN IMPROVEMENTS
MULTIPURPOSE EASEMENT

2945-013-02-009

