

SCL027TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: MULTIPURPOSE EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: SISTERS OF CHARITY OF  
LEAVENWORTH HEALTH SYSTEM, INC

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2401  
N. 7<sup>TH</sup> STREET - 2333 N. 6<sup>TH</sup> STREET - LOT 4 & LOT 5 OF MESA  
PARK CENTER

PARCEL NO.: 2945-112-00-978 AND 2945-112-01-971

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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

BOOK 3173 PAGE 414  
2080529 10/09/02 1039AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

### GRANT OF MULTI-PURPOSE EASEMENTS

SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., a Kansas non-profit corporation\*\*, 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, two (2) Perpetual Multi-Purpose Easements for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as perpetual easements 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 parcels of land, to wit:

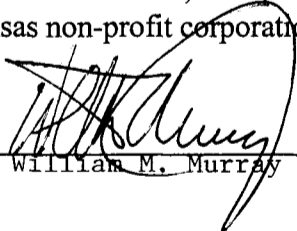
See **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein by reference.

\*\*Formerly known as SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION

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 Easements, 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 Easements 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 areas, the said Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; that it has good and lawful right to grant these Easements; 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 3rd day of September, 2002.

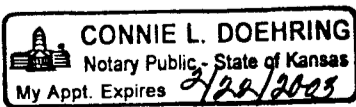
SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC.,  
a Kansas non-profit corporation\*\*

By   
William M. Murray

State of Kansas )  
 )ss.  
County of Johnson )

The foregoing instrument was acknowledged before me this 3rd day of September, 2002, by William M. Murray as President for SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., a Kansas non-profit corporation\*\*.

My commission expires February 22, 2003.  
Witness my hand and official seal.



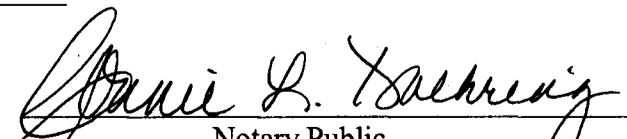
  
Notary Public

EXHIBIT A

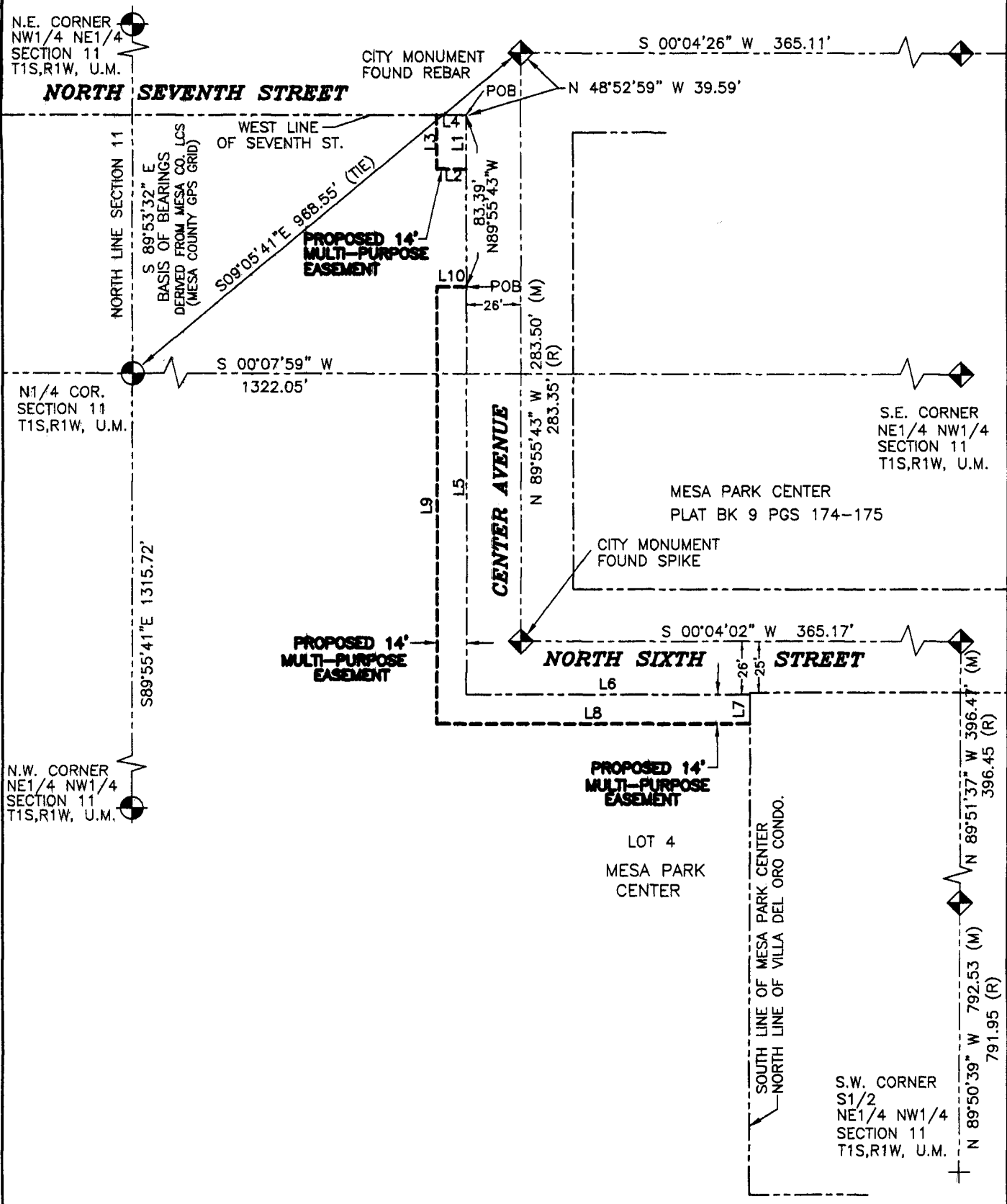
Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 11, from whence a Mesa County Survey Marker for the N.E. Corner of the NW1/4NE1/4 of said Section 11 bears S89°53'32"E, according to the Mesa County LCS; thence S09°05'41"E for a distance of 968.55 feet to a city monument for the block corner at Center Avenue and Seventh Street: thence N48°52'59"W 39.59 feet to a point on the northerly right-of-way of Center Avenue and the point of beginning; thence the following:

- 1. N89°55'43"W on the northerly right-of-way line of Center Avenue, 26.27 feet;
- 2. N00°04'20"E 14.00 feet
- 3. S89°55'43"E, parallel with the northerly line of Center Avenue, 26.27 feet to the west line of Seventh Street;
- 4. S00°04'20"W 14.00 feet to the beginning

Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 11, from whence a Mesa County Survey Marker for the N.E. Corner of the NW1/4NE1/4 of said Section 11 bears S89°53'32"E, according to the Mesa County LCS; thence S09°05'41"E for a distance of 968.55 feet to a city monument for the block corner at Center Avenue and Seventh Street: thence N48°52'59"W 39.59 feet to a point on the northerly right-of-way of Center Avenue thence N89°55'43"W 83.39 feet along said northerly right-of-way line to the point of beginning; thence the following:






- 1. N89°55'43"W 196.26 feet along said northerly right-of-way line;
- 2. S00°04'02"W 135.68 feet to the northerly line of Villa Del Oro Condominiums;
- 3. N89°52'40"W 14.00 feet;
- 4. N00°04'02"E, parallel with the west right-of-way line, 149.66 feet;
- 5. S89°55'43"E, parallel with the northerly right-of-way line of Center Avenue, 210.26 feet;
- 6. S00°04'02"W 14.00 feet to the beginning

EXHIBIT B



NOT TO SCALE

**LEGEND**

-  MESA COUNTY SURVEY MARKER
-  FOUND NAIL
-  CITY SURVEY MONUMENT
-  MEASURED
-  RECORD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'43" W	26.27'
L2	N 00°04'20" E	14.00'
L3	S 89°55'43" E	26.27'
L4	S 00°04'20" W	14.00'
L5	N 89°55'43" W	196.26'
L6	S 00°04'02" W	135.68'
L7	N 89°52'40" W	14.00'
L8	N 00°04'02" E	149.66'
L9	S 89°55'43" E	210.26'
L10	S 00°04'02" W	14.00'



ROLLAND ENGINEERING  
405 Ridge Blvd  
Grand Jet, CO 81503  
(970) 243-8300

File Name: D:\1119\LEGDOC\14EASBDY.DWG

**MULTI-PURPOSE EASEMENT EXHIBIT**

Designed	KTS	Checked	RAM	Proj#	1119	Sheet	1
Drawn		Date	4/18/02	Per		Of	2