

SIS026TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF UTILITY EASEMENT

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

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

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

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 5th Street
Grand Junction, CO 81501

Book 3173 Page 411
2080528 10/09/02 1039AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF UTILITIES EASEMENT

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, a Perpetual 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, sanitary sewer lines and appurtenances related thereto and storm sewer lines and appurtenances related thereto, and other Public Utilities as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

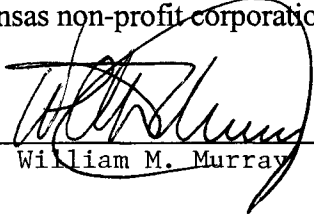
See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

**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 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; 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 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)
County of Johnson)ss.

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.

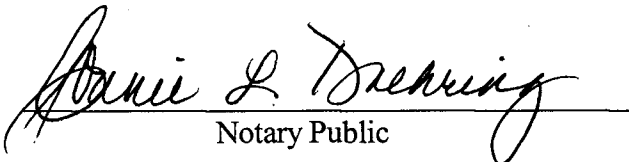

Notary Public



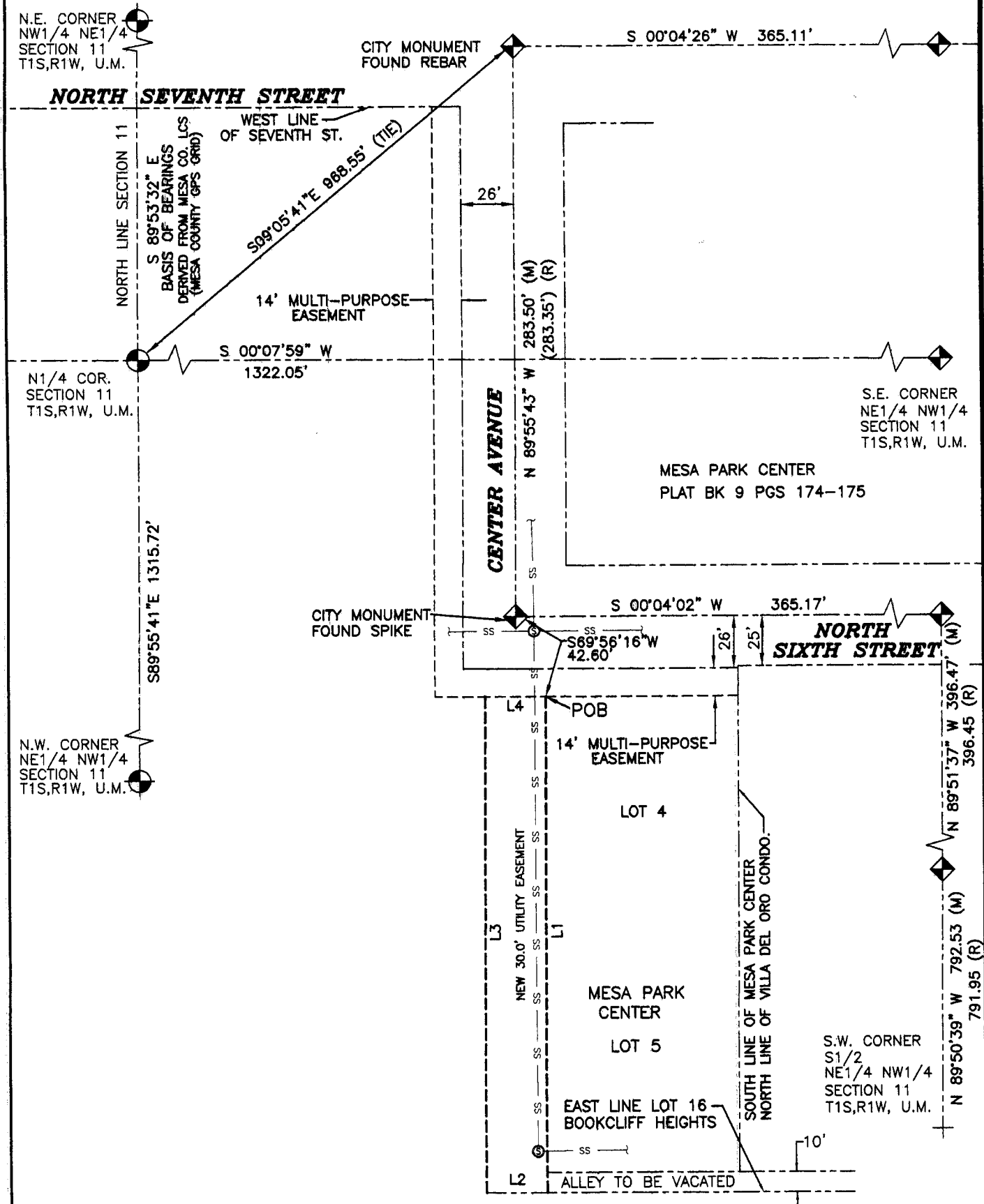
EXHIBIT A

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 NW1/4 NE1/4 of said Section 11 bears S89°53'32"E, according to the MESACO 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 N89°55'43"W for a distance of 283.50 feet to a spike at the intersection of Center Avenue and Sixth Street; thence S69°56'16"W 42.60 feet to a point on the west line of a 14 foot multi-purpose easement and the point of beginning; thence the following:

1. N89°52'40"W 245.73 feet to the easterly line of Lot 16 of Bookcliff Heights;
2. N00°07'20"E on said easterly line, 30.00 feet;
3. S89°52'40"E 245.70 feet to the westerly line of said multipurpose easement;
4. S00°04'02"W 30.00 feet to the beginning.






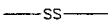
[7,491 sq. ft.]

5/8



NOT TO SCALE

LEGEND

-  MESA COUNTY SURVEY MARKER
-  CITY SURVEY MONUMENT
-  CALCULATED POSITION (BY CITY COORDINATES)
-  MEASURED
-  RECORD
-  EXIST. SANITARY SEWER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'40" W	245.73'
L2	N 00°07'20" E	30.00'
L3	S 89°52'40" E	245.70'
L4	S 00°04'02" W	30.00'



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

File Name: D:\1119\LEGDOC\1119LEG2.DWG			
EXHIBIT UTILITY EASEMENT			
Designed	KTS	Checked	RAM
Drawn		Date	4/18/02
Proj#	1119	Sheet	1
		Of	2