

SIS057ST

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	SISTERS OF CHARITY OF LEAVENWORTH, HEALTH SYSTEMS INC (ST. MARY'S HOSPITAL)
PURPOSE:	SIDEWALK EASEMENT
ADDRESS:	2635 N 7 <sup>TH</sup> STREET (AT PATTERSON ROAD)
PARCEL NO:	2945-112-00-971
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

When recorded return to:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2266821 BK 3954 PG 969-971  
08/01/2005 09:59 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DOC FEE EXEMPT

**GRANT OF SIDEWALK EASEMENT**

Sisters of Charity of Leavenworth, Health System, Inc., a Kansas 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, sold, granted and conveyed, and by these presents does 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 Sidewalk Easement for the installation, operation, maintenance, repair and replacement of sidewalk facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for Sidewalk Easement purposes located in the Northeast Quarter of the Northwest Quarter(NE1/4NW1/4) of Section 11, 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:

Commencing at the North Quarter Corner of said Section 11, and considering the North line of the NE1/4NW1/4 of said Section 11 to bear N89°55'40"W, with all bearings herein being relative thereto; thence S55°33'36"W, a distance of 94.74 feet to the POINT OF BEGINNING, being a point on the South line of Patterson Road as described in Book 2787 and pages 390-392 and recorded in the office of the Mesa County Clerk and Recorder; thence S44°31'09"E, a distance of 17.31 feet; thence 62.54 feet along the arc of an 88.02 foot radius curve, concave to the North, whose central angle is 40°42'35", the long chord of which bears S79°29'51"W a chord distance of 61.23 feet, to a point of non-tangent reverse curvature; thence 60.23 feet along the arc of a 132.68 foot radius curve, concave to the Southwest, whose central angle is 26°00'41", the long chord of which bears N76°23'27"W a chord distance of 59.72 feet to a point of tangency; thence N89°29'12"W, a distance of 222.22 feet to a point of curvature; thence 26.02 feet along the arc of an 54.00 foot radius curve, concave to the Northeast, whose central angle is 27°36'32", the long chord of which bears N75°40'54"W a chord distance of 25.77 feet, to a point of reverse curvature; thence 11.67 feet along the arc of an 45.32 foot radius curve, concave to the Southwest, whose central angle is 14°44'57", the long chord of which bears N68°03'49"W a chord distance of 11.63 feet, to a point of cusp; thence S89°29'12"E, a distance of 364.10 feet, more or less, to the point of beginning.

Containing 4,636.27 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. Grantor 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 Grantor hereby covenants 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's work and act of installing, operating, maintaining, repairing and replacing said storm water drainage facilities shall be performed with due care using commonly accepted standards and techniques.

3. Grantor hereby covenants with Grantee that it 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 25th day of July, 2005.

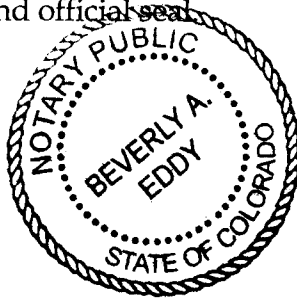
Sisters of Charity of Leavenworth,  
Health System, Inc.,  
A Kansas Corporation  
By:

Robert Ladenburger  
Robert Ladenburger as Attorney-In-Fact

State of Colorado  
)ss.  
County of Weld

The foregoing instrument was acknowledged before me this 25th day of July, 2005, by Sisters of Charity of Leavenworth, Health System, Inc., a Kansas Corporation, by Robert Ladenburger as Attorney-In-Fact.

My commission expires 9/17/2007.  
Witness my hand and official seal.



Beverly A. Eddy  
Notary Public

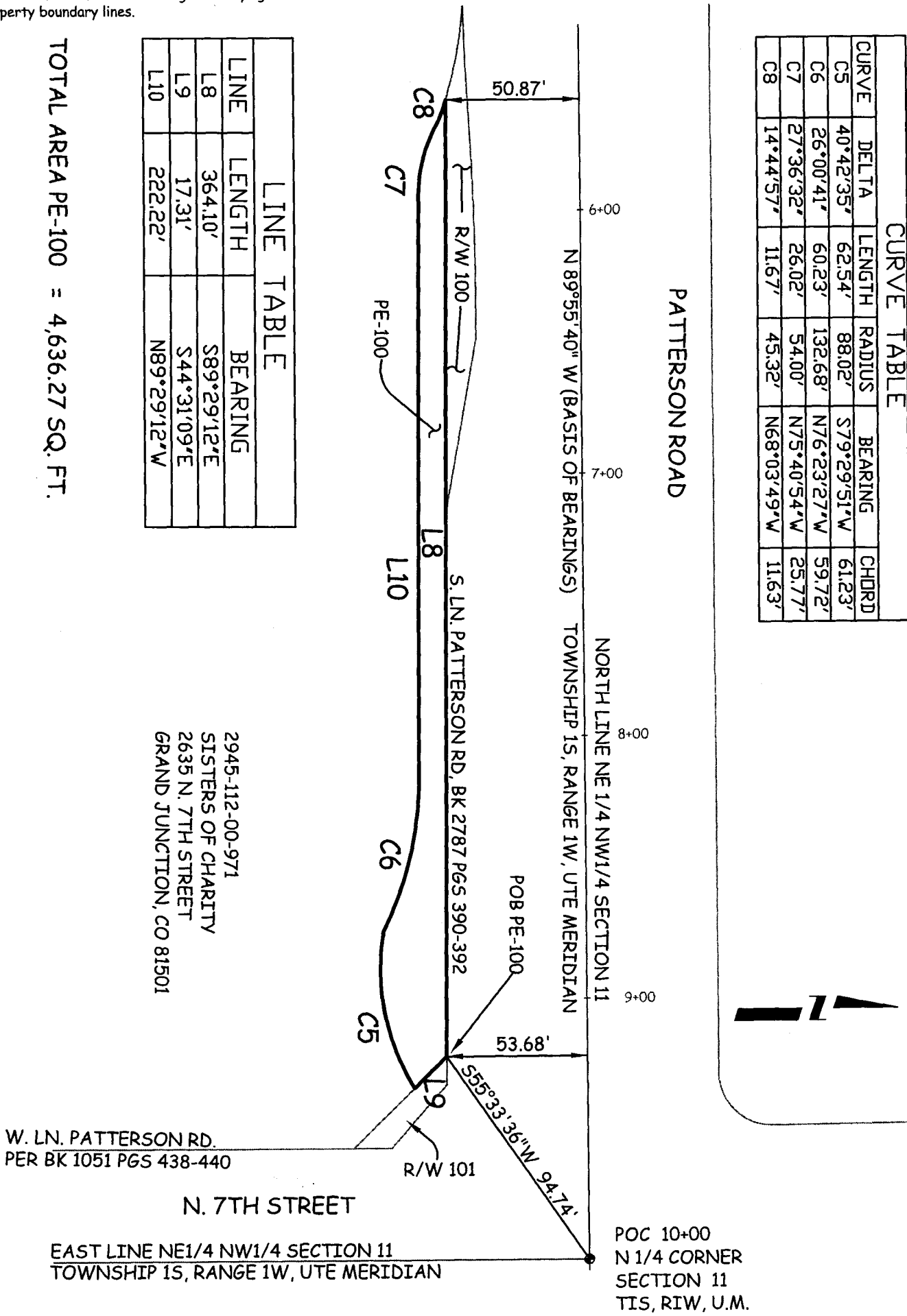
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

# EXHIBIT "A"

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C5	40°42'35"	62.54'	88.02'	S79°29'51"W	61.23'
C6	26°00'41"	60.23'	132.68'	N76°23'27"W	59.72'
C7	27°36'32"	26.02'	54.00'	N75°40'54"W	25.77'
C8	14°44'57"	11.67'	45.32'	N68°03'49"W	11.63'

LINE TABLE		
LINE	LENGTH	BEARING
L8	364.10'	S89°29'12"E
L9	17.31'	S44°31'09"E
L10	222.22'	N89°29'12"W

TOTAL AREA PE-100 = 4,636.27 SQ. FT.



DRAWN BY: MG  
 DATE: 4-26-05  
 SCALE: 1"=50'  
 APPR. BY: PTK

ST. MARY'S RIGHT TURN LANE  
 SIDEWALK EASEMENT PE-100  
 2945-112-00-971

