

SIS07PAT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC.
PURPOSE:	PERPETUAL MULTI-PURPOSE UTILITY EASEMENT
ADDRESS:	515 PATTERSON ROAD (ST. MARY'S PARKING LOT)
PARCEL NO:	2945-112-00-931
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

Cit, of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2376246, BK 4406 PG 255 04/23/2007 at
08:42:05 AM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Rich, Mesa County, CO CLERK AND RECORDER

~~1003~~ PAGE DOCUMENT

GRANT OF MULTI-PURPOSE 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 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:

An easement in the NW ¼ of Section 11 in Township One South, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado for the use as a City of Grand Junction multi-purpose easement, said easement being described as follows:

Commencing at a Mesa County Survey Marker for the North ¼ Corner on the North line of said Section 11 from whence a Mesa County Survey Marker for the West 1/16 Corner of said Section 11 bears N89°55'41"W a distance of 1,315.72 feet with all bearings contained herein being relative thereto; thence S86°19' 12"W a distance of 641.82 feet to a point on the Southerly right of way line of Patterson Road and point of beginning;

thence S89°55'41"E for a distance of 94.21 feet, thence S00°01'14"W for a distance of 14.00 feet, thence N89°55'41"W for a distance of 87.67 feet , thence S39°54'28"W for a distance of 46.33 feet, thence N89°55'41"W for a distance of 59.94 feet, thence N44°55'41"W for a distance of 31.35 feet, thence N89°55'41"W for a distance of 107.58 feet, thence N83°35'03"W for a distance of 77.12 feet, thence N82°11'50"W for a distance of 52.95 feet, thence N00°24'00"W for a distance of 7.05 feet, thence N88°51'14"W for a distance of 52.06 feet, thence N40°54'16"E for a distance of 10.41 feet, thence S88°51'14"E for a distance of 37.45 feet, thence S82°11'50"E for a distance of 62.61 feet, thence S83°35'03"E for a distance of 76.17 feet, thence S89°55'41"E for a distance of 112.60 feet, thence S44°55'41"E for a distance of 31.35 feet, thence S89°55'41"E for a distance of 47.59 feet, thence N39°54'28"E for a distance of 46.33 feet, to the point of beginning and the terminus of the above description.

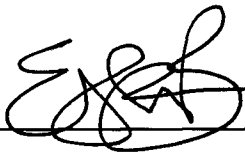
Containing 0.16 acres, more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference.

**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; 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 10th day of January, 2006.

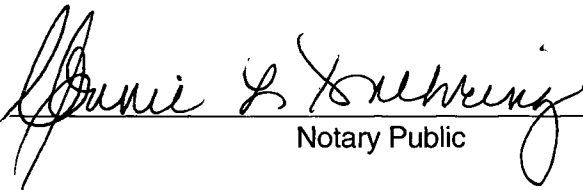
Sisters of Charity of Leavenworth
Health System, Inc.,
a Kansas non-profit corporation**

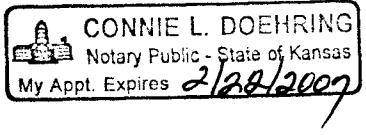
By 

State of Kansas)
)ss.
County of Johnson)

The foregoing instrument was acknowledged before me this 10th day of January, 2007, by Edward L. Barker as Vice President, General Counsel for Sisters of Charity of Leavenworth Health System, Inc., a Kansas non-profit corporation**.

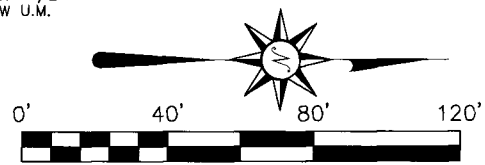
My commission expires: February 22, 2007
Witness my hand and official seal.


Notary Public



MIRA VISTA ROAD

W1/16 CORNER
SECTION 11/2
T1S,R1W U.M.



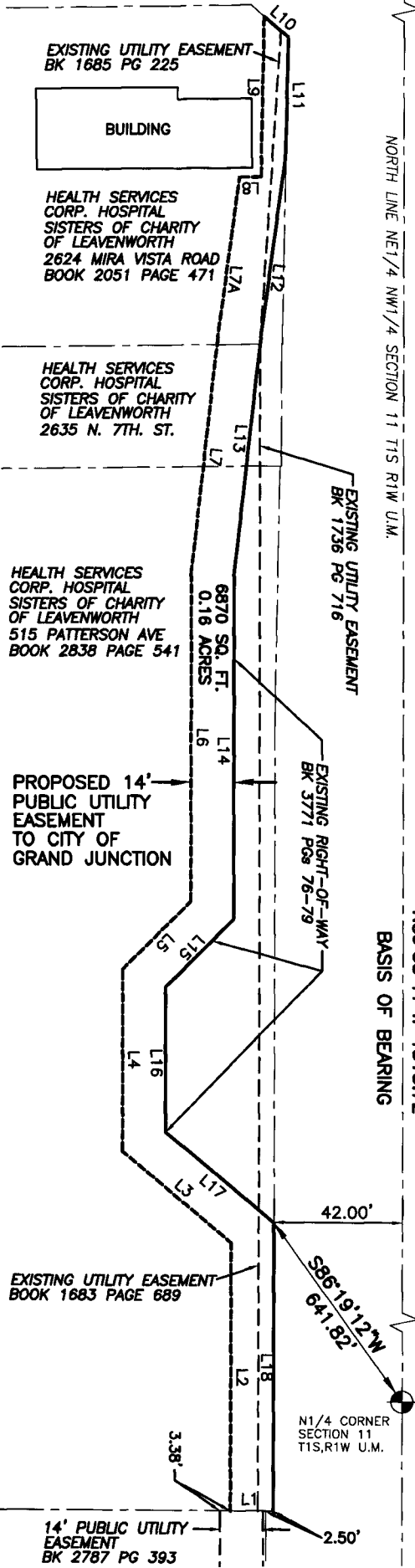
LEGEND

MESA COUNTY SURVEY MARKER

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°01'14" W	14.00'
L2	N 89°55'41" W	87.67'
L3	S 39°54'28" W	46.33'
L4	N 89°55'41" W	59.94'
L5	N 44°55'41" W	31.35'
L6	N 89°55'41" W	107.58'
L7	N 83°35'03" W	77.12'
L7A	N 82°11'50" W	52.95'
L8	N 00°24'00" W	7.05'
L9	N 88°51'14" W	52.06'
L10	N 40°54'16" E	10.41'
L11	S 88°51'14" E	37.45'
L12	S 82°11'50" E	62.61'
L13	S 83°35'03" E	76.17'
L14	S 89°55'41" E	112.60'
L15	S 44°55'41" E	31.35'
L16	S 89°55'41" E	47.59'
L17	N 39°54'28" E	46.33'
L18	S 89°55'41" E	94.21'

PATTERSON ROAD



NORTH LINE NE1/4 NWT/4 SECTION 11 T1S R1W U.M.

N89°55'41" W 1315.72'
BASIS OF BEARING

EXISTING RIGHT-OF-WAY
BK 3771 Pgs 76-79

EXISTING UTILITY EASEMENT
BK 1736 PG 716

EXISTING UTILITY EASEMENT
BK 1685 PG 225

HEALTH SERVICES CORP. HOSPITAL
SISTERS OF CHARITY OF LEAVENWORTH
2624 MIRA VISTA ROAD
BOOK 2051 PAGE 471

HEALTH SERVICES CORP. HOSPITAL
SISTERS OF CHARITY OF LEAVENWORTH
2635 N. 7TH. ST.

HEALTH SERVICES CORP. HOSPITAL
SISTERS OF CHARITY OF LEAVENWORTH
515 PATTERSON AVE
BOOK 2838 PAGE 541

PROPOSED 14' PUBLIC UTILITY EASEMENT TO CITY OF GRAND JUNCTION

EXISTING UTILITY EASEMENT
BOOK 1683 PAGE 689

14' PUBLIC UTILITY EASEMENT
BK 2787 PG 393

N1/4 CORNER
SECTION 11
T1S,R1W U.M.



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81803
(970) 243-8300

EXHIBIT UTILITY EASEMENT IN THE NW1/4 SECTION 11 T1S, R1W OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, CO.			
Drawn	Checked	Proj	Sheet
7/29/04		4004	1
Date	Rev	Rev	Of
		3/31/08	1

File Name: C:\PROJECTS\4004\4004E04-UTEASEPATT.DWG