

SMH077TH

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTI-PURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC.
PURPOSE:	MULTI-PURPOSE EASEMENT FOR ST. MARY'S HOSPITAL CENTURY PROJECT
ADDRESS:	2635 NORTH 7 TH STREET
TAX PARCEL NO.:	2945-112-00-971
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
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

RECEIVED 2395660, BK 4491 PG 107 08/13/2007 at
 11:39:18 A.M. OF 5, R \$25.00 S \$1.00 EXEMPT Doc
 Code: EASEMENT
 Janice Rich, Mesa County, CO CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit 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:

Three (3) parcels of land for multi-purpose easements adjacent and coincident with the westerly right-of way line of Seventh Street in the NW ¼ and the NE ¼ of Section 11 in Township One South, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, said easements being described as follows:

MP-1

Commencing at a Mesa County Survey Marker for the N ¼ Corner of said Section 11, whence a Mesa County Survey Marker for the E 1/16 Corner on the north line of said Section 11 bears S89°53'32"E. in accordance with the Mesa County Local Coordinate System, for a distance of 1313.95 feet; thence S12°37'19"W for a distance of 197.89 feet to a point on the westerly right-of-way line of Seventh Street and the Point of Beginning;
 Thence S00°04'20"W for a distance of 66.78 feet; thence S89°55'40"E for a distance of 3.00 feet; thence S00°04'20"W for a distance of 84.25 feet to a point of curvature; thence, departing said right-of-way line, running northerly 152.34 feet on the arc of a 665.15-foot radius non-tangent curve to the right subtended by a central angle of 13°07'22" and the chord of which bears N06°25'42"W, a distance of 152.01 feet; thence S89°55'40"E for a distance of 14.21 feet to the Point of Beginning.

Containing approximately 1541 square feet, more or less. **AND ALSO;**

MP-2

Commencing at a Mesa County Survey Marker for the N ¼ Corner of said Section 11, whence a Mesa County Survey Marker for the E 1/16 Corner on the north line of said Section 11 bears S89°53'32"E. in accordance with the Mesa County Local Coordinate System, for a distance of 1313.95 feet; thence S00°12'32"W for a distance of 464.95 feet to a point on the westerly right-of-way line of Seventh Street and the Point of Beginning;
 thence S35°37'40"E for a distance of 7.60 feet; thence S09°23'11"E for a distance of 63.33 feet; thence S16°13'45"E for a distance of 89.66 feet to a point of curvature; thence southerly 34.82 feet on the arc of a 66.50-foot radius curve to the right subtended by a central angle of 30°00'00" and the chord of which bears S01°13'45"E, a distance of 34.42 feet; thence S13°46'15"W for a distance of 13.04 feet; thence S27°24'52"W for a distance of 8.80 feet; thence, departing said right-of-way line, N62°35'08"W for a distance of 14.00 feet; thence N27°24'52"E for a distance of 7.12 feet; thence N13°46'15"E for a distance of 11.36 feet to a point of curvature; thence northerly 27.49 feet on the arc of a 52.50-foot radius curve to the left subtended by a central angle of 30°00'00" and the chord of which bears N01°13'45"W, a distance of 27.18 feet; thence N16°13'45"W for a distance of 90.49 feet; thence N09°23'11"W for a distance of 96.85 feet to said westerly right-of-way line and a point of curvature; thence southerly 27.98 feet on the arc of a 206.94-foot radius non-tangent curve to the left subtended by a central angle of 07°44'53" and the chord of which bears S31°45'11"E, a distance of 27.96 feet, returning to the Point of Beginning.

Containing approximately 3085 square feet, more or less, **AND ALSO;**

2:14 PM

7/26/2007

Sisters of Charity MPE.doc

MP-3

Commencing at a Mesa County Survey Marker for the N ¼ Corner of said Section 11, whence a Mesa County Survey Marker for the E 1/16 Corner on the north line of said Section 11 bears S89°53'32"E. in accordance with the Mesa County Local Coordinate System, for a distance of 1313.95 feet; thence S04°03'25"E for a distance of 749.80 feet to a point on the westerly right-of-way line of Seventh Street and the Point of Beginning; thence N73°46'15"E for a distance of 11.00 feet; thence S61°08'51"E for a distance of 31.86 feet to a point of curvature; thence southerly 150.50 feet on the arc of an 858.00-foot radius non-tangent curve to the right subtended by a central angle of 10°03'01" and the chord of which bears S11°02'31"E, a distance of 150.31 feet; thence S40°40'55"W for a distance of 11.30 feet; thence, departing said right-of-way line, N89°55'43"W for a distance of 5.84 feet to a point of curvature; thence northerly 149.39 feet on the arc of an 844.00-foot radius non-tangent curve to the left subtended by a central angle of 10°08'29" and the chord of which bears N10°36'11"W, a distance of 149.19 feet; thence N61°08'51"W for a distance of 20.21 feet; thence S73°46'15"W for a distance of 5.19 feet; thence N16°13'45"W for a distance of 14.00 feet to the Point of Beginning.

Containing approximately 2602 square feet, more or less,

All 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 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 3rd day of August, 2007.

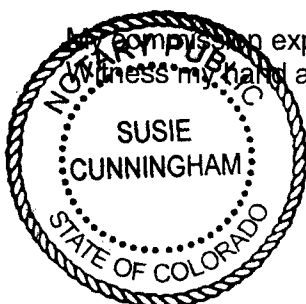
Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation

By:

Robert W. Ladenburger
Robert W. Ladenburger, Attorney-in-Fact
for William M. Murray President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of August, 2007, by Robert W. Ladenburger, Attorney-in-Fact for William M. Murray, President of Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation.



My commission expires: 3/24/10
Witness my hand and official seal.

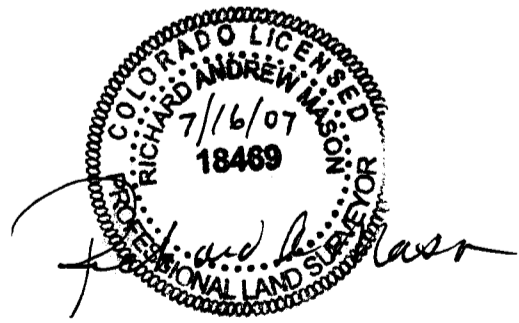
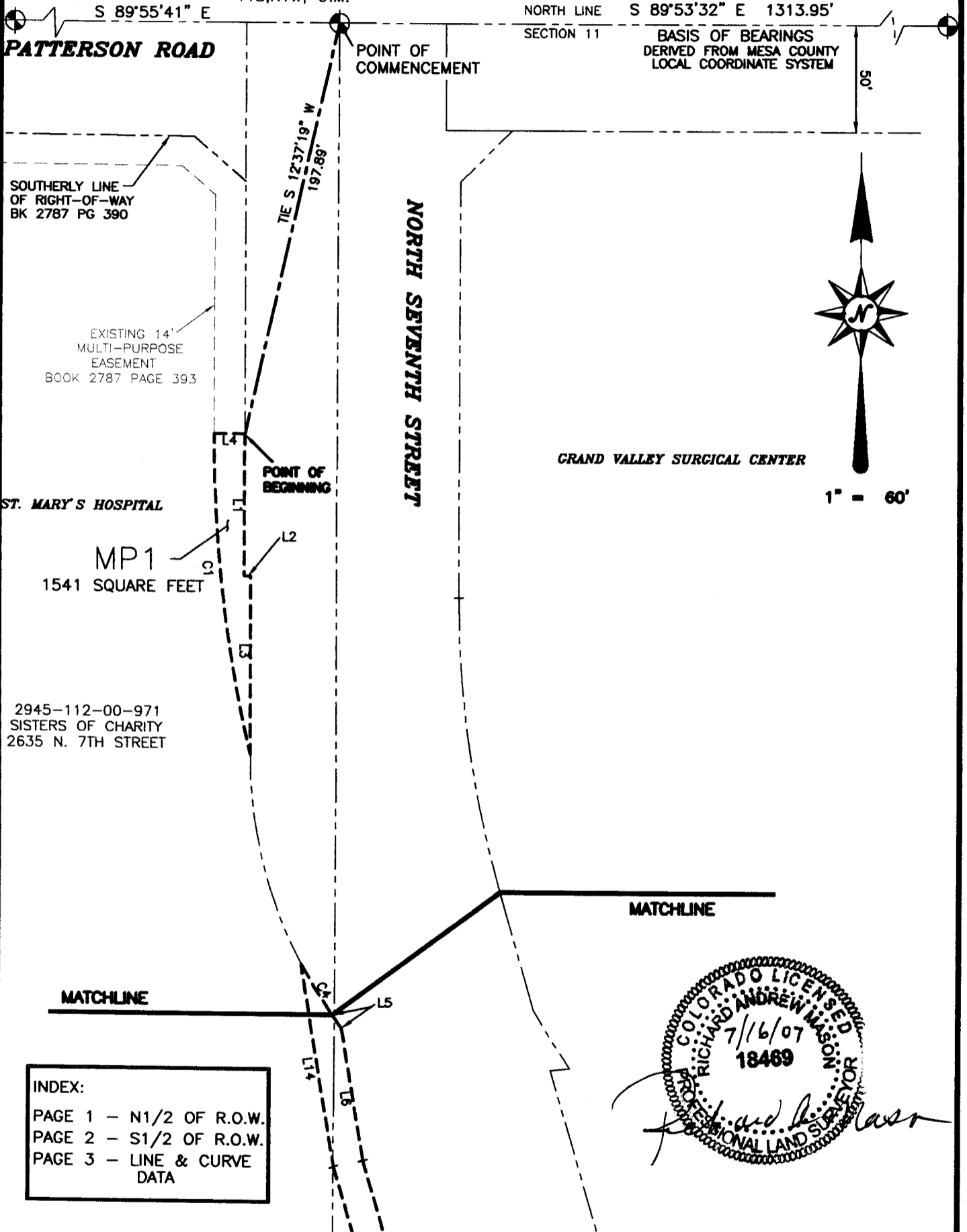
Susie Cunningham
Notary Public

EXHIBIT A

N.W. CORNER
NE1/4 NW1/4
SECTION 11
T1S,R1W, U.M.

N 1/4 CORNER
SECTION 11
T1S,R1W, U.M.

N.E. CORNER
NW1/4 NE1/4
SECTION 11
T1S,R1W, U.M.



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

File Name: PROJECTS\1008\LEGD0C\1008MPE.DWG			
MULTI PURPOSE EASEMENT EXHIBIT			
IN SECTION 7, TOWNSHIP 1 SOUTH RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, COLORADO			
Designed	KTS	Checked	RAM
Drawn		Date	7/08/02
Proj#	1008	Plat	
Sheet	1	Df	3
		Date	7/11/07

I:\CASPER2\PROJECTS\1008\LEGD0C\1008MPE.DWG, SHEET1, 7/11/2007 3:02:15 PM

EXHIBIT A

NORTH LINE S 89°53'32" E 1313.95'

N 1/4 CORNER SECTION 11 T1S,R1W, U.M.

POINT OF COMMENCEMENT

BASIS OF BEARINGS DERIVED FROM MESA CO. LCS (MESA COUNTY GPS GRID)

N.E. CORNER NW1/4 NE1/4 SECTION 11 T1S,R1W, U.M.

MATCHLINE

MATCHLINE

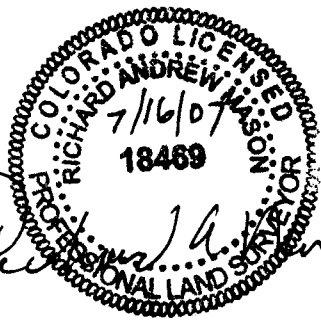
POINT OF BEGINNING

2945-112-00-971
SISTERS OF CHARITY
2635 N. 7TH STREET

MP2
3085 SQUARE FEET



1" = 60'



NORTH-SOUTH CENTER LINE SECTION 11

S 00°04'20" W 2640.67'

POINT OF BEGINNING

MP3
2602 SQUARE FEET

WELLINGTON AVE

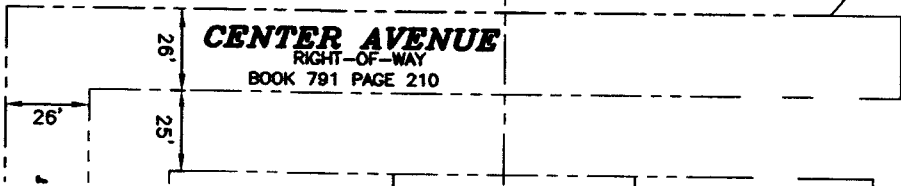
YOCUM SUBDIVISION

2962 NORTH 7TH PROFESSIONAL CONDOMINIUM COMPLEX (REPLAT)

NORTH SEVENTH STREET

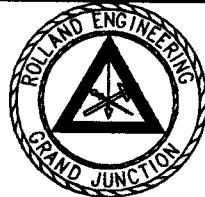
YOCUM SUBDIVISION

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PAGE 3 - LINE, CURVE DATA



LEGEND

- MESA COUNTY SURVEY MARKER
- CITY SURVEY MONUMENT



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405 Ridgeway Blvd
Grand Jct, CO 81503
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Designed	KTS	Checked	RAM
Drawn		Date	7/08/02
Proj	1008	Rev	7/11/07
Sheet	2	Of	3

EXHIBIT A

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°04'20" W	66.78'
L2	S 89°55'40" E	3.00'
L3	S 00°04'20" W	84.25'
L4	S 89°55'40" E	14.21'

L5	S 35°37'40" E	7.60'
L6	S 09°23'11" E	63.33'
L7	S 16°13'45" E	89.66'

L8	S 13°46'15" W	13.04'
L9	S 27°24'52" W	8.80
L10	N 62°35'08" W	14.00'
L11	N 27°24'52" E	7.12'
L12	N 13°46'15" E	11.36'
L13	N 16°13'45" W	90.49'
L14	N 09°23'11" W	96.85'

L15	N 73°46'15" E	11.00'
L16	S 61°08'51" E	31.86'
L17	S 40°40'55" W	11.30'
L18	N 89°55'43" W	5.84'
L19	N 61°08'51" W	20.21'
L20	S 73°46'15" W	5.19'
L21	N 16°13'45" W	14.00'

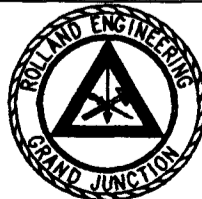
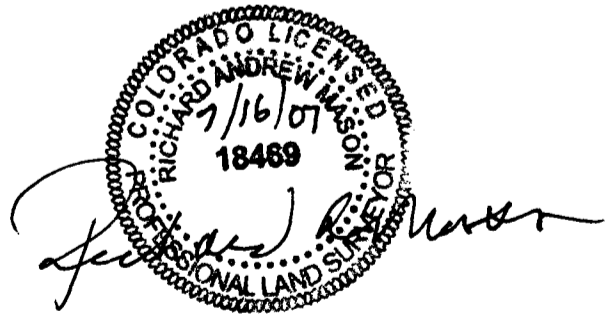
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	665.15'	152.34'	152.01'	N 06°25'42" W	13°07'22"

C2	66.50'	34.82'	34.42'	S 01°13'45" E	30°00'00"
C3	52.50'	27.49'	27.18'	S 01°13'45" E	30°00'00"
C4	206.94'	27.98'	27.96'	N 31°45'11" W	07°44'53"
C5	858.00'	150.50'	150.31'	S 11°02'31" E	10°03'01"
C6	844.00'	149.39'	149.19'	S 10°36'11" E	10°08'29"

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Designed KTS	Checked RAM	Proj# 1008	Sheet 3
Drawn	Date 7/08/02	Prc 7/11/07	Of 3