

STA06SCR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	PETER STADLER
PURPOSE:	MULTI-PURPOSE EASEMENT
ADDRESS:	710 SCARLET STREET
PARCEL NO:	2701-313-09-010
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

RECEPTION #: 2352121, BK 4309 PG 154 12/06/2006 at 11:05:31 AM. 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc Code: EASEMENT Janice Ward, Mesa County, CO CLERK AND RECORDER

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**GRANT OF MULTI-PURPOSE EASEMENT**

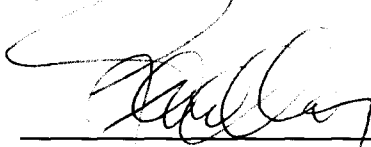
**Peter Stadler, Grantor**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, 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:

The West 14 feet of Lot 3, Harutun Westgate Minor Subdivision,

Containing 2445.7 square feet or 0.06 acres 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; he has good and lawful right to grant this Easement; that he 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 17 day of Nov, 2006.

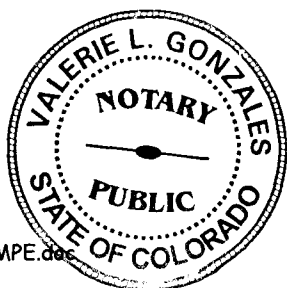
  
Peter Stadler

State of Colorado )  
County of ~~Mesa~~ <sup>Eagle</sup> )ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 2006, by Peter Stadler.

**My Commission Expires Dec. 18, 2007**

My commission expires: \_\_\_\_\_  
Witness my hand and official seal.



  
Notary Public

3:56 PM  
10/9/2006  
710 Scarlet Harutun MPE.doc

# 14' MULTI PURPOSE EASEMENT EXHIBIT A

BRUCE NUNES  
716 SCARLET STREET  
2701-313-09-013

WREN REALTY, LLC  
714 SCARLET STREET  
2701-313-09-014

**SCARLET STREET**

LOT 1

LOT 2

S 89°53'30" E

257.37' 30' INGRESS EGRESS & UTILITY EASEMENT  
PLAT BOOK 16, PAGE 50

LOT 4

14' MULTI-PURPOSE EASEMENT  
PLAT BOOK 16, PAGE 50

**Harutun Westgate Minor Subdivision**

**LOT 3**

PETE STADLER  
710 SCARLET STREET  
2701-313-09-010

159.44'

N 00°06'12" E  
OLD WEST PROPERTIES, LLC  
712 SCARLET STREET  
2701-313-09-011

14' MULTI-PURPOSE EASEMENT  
DEDICATED HEREON  
2445.7 SQUARE FEET  
0.06 ACRES

10' UTILITY EASEMENT  
PLAT BOOK 16, PAGE 50

DETENTION/RETENTION  
EASEMENT  
PLAT BOOK 16, PAGE 50

186.50'

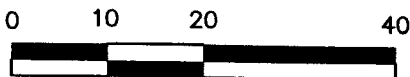
S 89°53'30" E

PETE STADLER  
2242 HIGHWAY 6 & 50  
2701-313-09-001

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	479.29'	69.16'	69.10'	N 22°28'58" W	08°18'03"
C2	237.85'	40.33'	40.29'	S 21°45'57" E	09°42'58"
C3	30.00'	27.82'	26.83'	S 65°19'38" E	53°07'27"
C4	45.00'	41.74'	40.28'	N 63°20'08" W	53°08'22"



SCALE: 1" = 20'



**High Desert Surveying, LLC**

2591 B3/4 Road

Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

PROJ. NO. 06-30	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Sept 15, 2006		RSK/skw	skw	1	1