

SUP04245

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT</b>
NAME OF PROPERTY OWNER OR GRANTOR:	THE GRAND JUNCTION SUPER BOWL, LLC
PURPOSE:	14-FOOT MULTI-PURPOSE EASEMENT NONEXCLUSIVE AND IRREVOCABLE
ADDRESS:	637 24 ½ ROAD, LOT 1, D & G MINOR SUBDIVISION
PARCEL NO:	2945-043-15-001
FILE NO:	SPR-2004-095
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

2211800 BK 3731 PG 107-109  
09/02/2004 04:15 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF EASEMENT**

Grant of Easement Terms

- 1(a). The name and address of Grantor is: GJ Super Bowl, LLC  
P.O. Drawer 790  
Glenwood Springs, CO 81602
  
- 1(b). Grantor's property is legally described as: Lot 1  
D & G Minor Subdivision  
City of Grand Junction, County of Mesa,  
State of Colorado
  
- 1(c). Grantor's property City Develop. File No: SPR-2004-095
  
- 2. The following described 14-foot Multi-Purpose Easement is hereby granted to the City of Grand Junction. This easement is described according to the attached Easement Description.
  
- 3. This easement grant is nonexclusive and irrevocable. This easement shall be appurtenant to and shall run with the title of the Grantor Property.

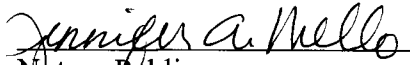
Executed this 27<sup>th</sup> day of August 2004.

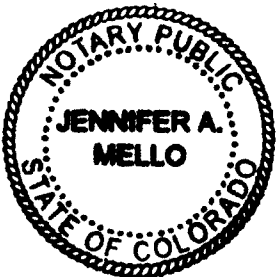
GJ Super Bowl, LLC  
By:   
Chris Motz, Manager

STATE OF COLORADO    )  
                                  )ss.  
COUNTY OF MESA.)

The foregoing Grant of Easement was acknowledged before me this 27<sup>th</sup> day of August, 2004, by Chris Motz, Manager GJ Super Bowl, LLC.

Witness my hand and official seal.  
My commission expires: 10-24-06

  
Notary Public



My Commission Expires  
October 24, 2006

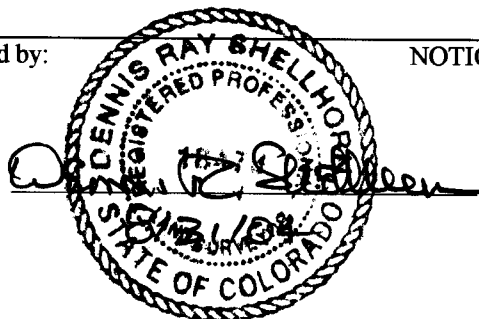
**EASEMENT DESCRIPTION**

An easement across Lot 1 of D & G Minor Subdivision, situated in the NE1/4 SW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

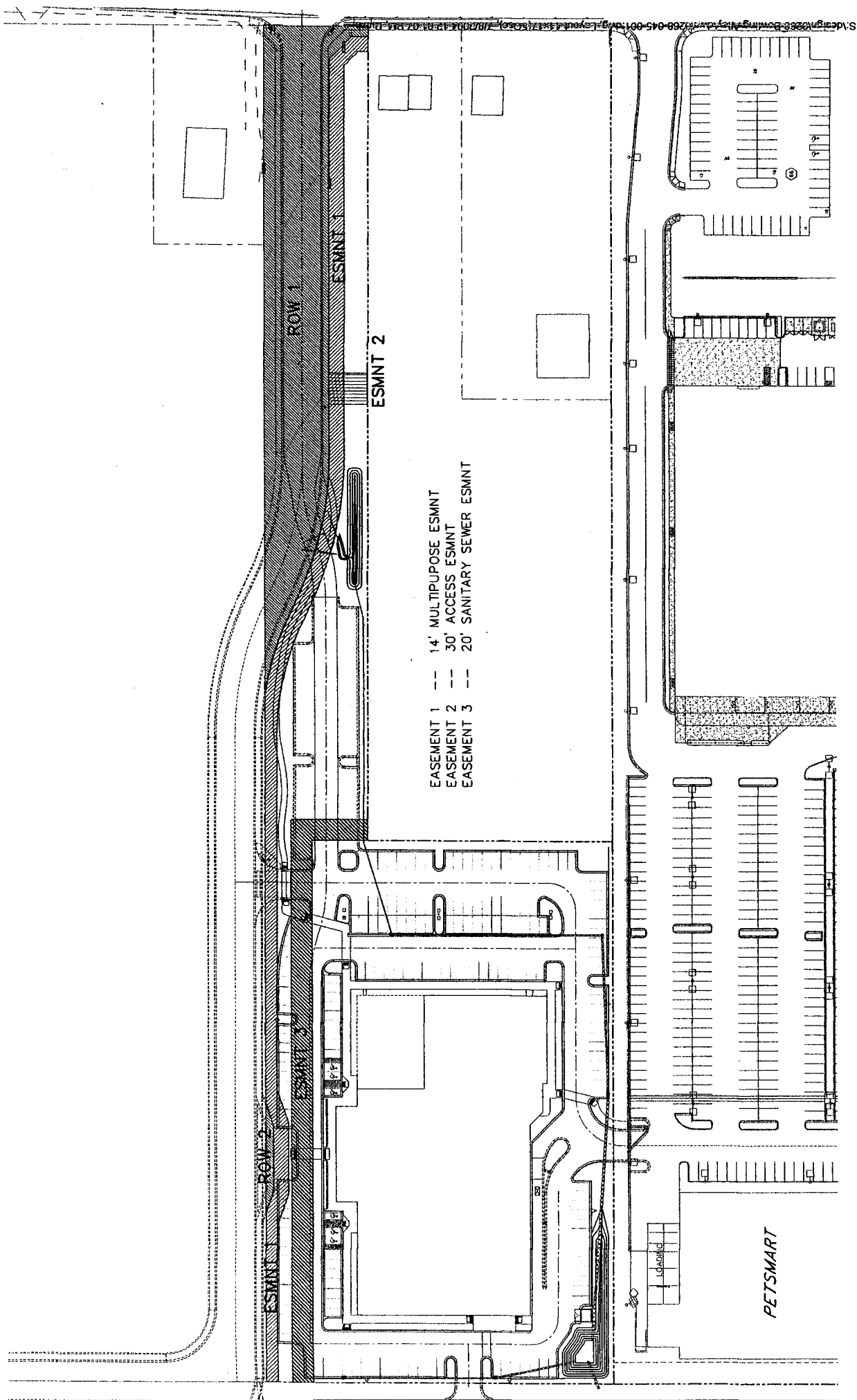
Beginning at the Northwest corner of said Lot 1;  
Thence along the North line of said Lot 1, North 89°52'02" East, a distance of 156.64 feet;  
Thence South 70°50'34" East, a distance of 22.20 feet;  
Thence North 89°52'02" East, a distance of 62.21 feet;  
Thence North 70°34'38" East, a distance of 22.19 feet to the North line of said Lot 1;  
Thence along said North line, North 89°52'02" East, a distance of 390.09 feet;  
Thence 87.19 feet along the arc of a 274.00 foot radius non-tangent curve to the right, through a central angle of 18°13'57", with a chord bearing South 72°17'48" East, a distance of 86.82 feet to a point of reverse curvature;  
Thence 153.35 feet along the arc of a 326.00 foot radius curve to the left, through a central angle of 26°57'09", with a chord bearing South 76°39'23" East, a distance of 151.94 feet;  
Thence North 89°52'02" East tangent to said curve, a distance of 375.55 feet;  
Thence South 45°04'19" East, a distance of 30.65 feet;  
Thence South 00°00'20" West, a distance of 15.52 feet to the South line of said Lot 1;  
Thence along said South line, North 89°59'40" West, a distance of 14.00 feet;  
Thence North 00°00'20" East, a distance of 9.71 feet;  
Thence North 45°04'19" West, a distance of 18.99 feet;  
Thence South 89°52'02" West, a distance of 369.71 feet;  
Thence 159.98 feet along the arc of a 340.00 foot radius tangent curve to the right, through a central angle of 26°57'32", with a chord bearing North 76°39'12" West, a distance of 158.51 feet to a point of reverse curvature;  
Thence 81.71 feet along the arc of a 260.00 foot radius curve to the left, through a central angle of 18°00'24", with a chord bearing North 72°10'38" West, a distance of 81.38 feet;  
Thence South 89°52'02" West, a distance of 386.62 feet;  
Thence South 70°34'38" West, a distance of 22.20 feet;  
Thence South 89°52'02" West, a distance of 66.97 feet;  
Thence North 70°50'34" West, a distance of 22.20 feet;  
Thence South 89°52'02" West, a distance of 154.29 feet to the West line of said Lot 1;  
Thence North 00°02'02" West, a distance of 14.00 feet to the Point of Beginning.

Containing 0.419 acres, more or less.

This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.



**RECORDER NOTE: POOR QUALITY DOCUMENT  
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