

TAY0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (MULTI-PURPOSE)**

PURPOSE: UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: BEVERLY A. TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 539  
29 ROAD

PARCEL NO.: 2943-074-00-080

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

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

2 PAGE DOCUMENT

Book 3171 Page 477

2080058 10/07/02 1227PM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

Beverly Ann Taylor, Grantor, for and in consideration of the sum of One Thousand Two Hundred Seventy and 00/100 Dollars (\$1,270.00), 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:

A tract or parcel of land for Perpetual Multi-Purpose Easement purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'21"E with all bearings contained herein being relative thereto; thence S 00°03'21"E along the east line of the SE ¼ of said Section 7 a distance of 527.69 feet; thence leaving the east line of the SE ¼ of said Section 7, N 89°49'04" W a distance of 30.00 feet to the True Point of Beginning;

thence S 00°03'21" E a distance of 131.00 feet;  
thence N 89°49'04" W a distance of 7.00 feet;  
thence N 00°03'21" W a distance of 131.00 feet  
thence S 89°49'04" E a distance of 7.00 feet to the Point of Beginning,

containing 917.00 square feet 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; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

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2102911 02/11/03 0206PM  
JAMIE WARD CLK&REG MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Executed and delivered this 3rd day of Oct., 2002.

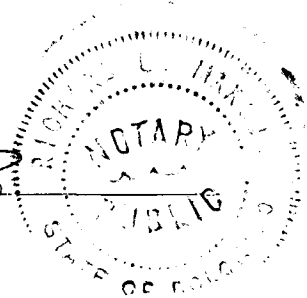
Beverly Ann Taylor  
Beverly Ann Taylor

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 3rd day of Oct., 2002,  
by Beverly Ann Taylor.

My commission expires 1.15.05.  
Witness my hand and official seal.

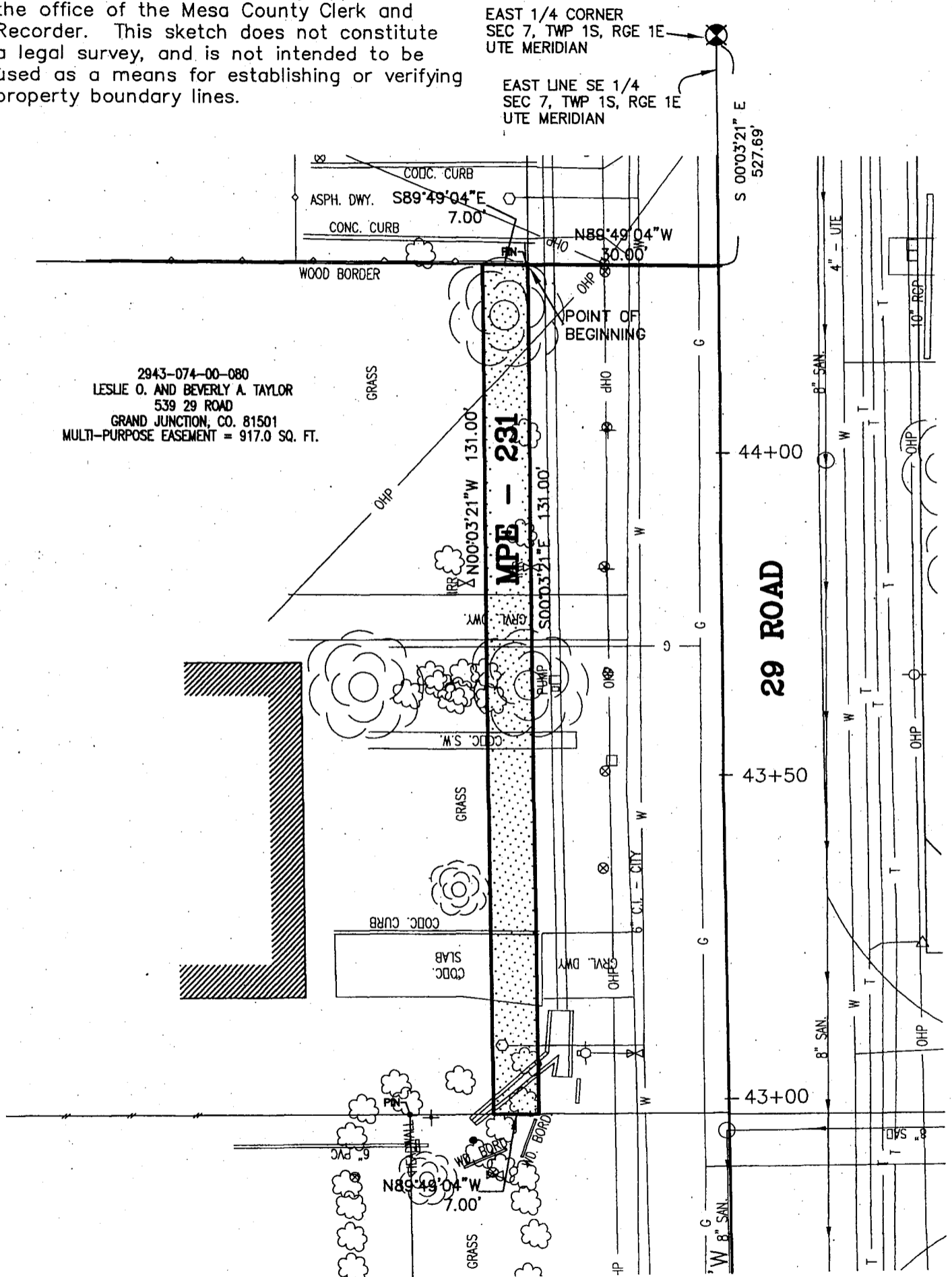
[Signature]  
Notary Public



# EXHIBIT "A"

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.

2943-074-00-080  
 LESLIE O. AND BEVERLY A. TAYLOR  
 539 29 ROAD  
 GRAND JUNCTION, CO. 81501  
 MULTI-PURPOSE EASEMENT = 917.0 SQ. FT.



REVISED: 2-27-2002

DRAWN BY: P.T.K.  
 DATE: 10-02-2001  
 SCALE: 1" = 20'  
 APPR. BY: IW  
 FILE NO: 1016DWG

**29 ROAD**  
**RIGHT-OF-WAY DESCRIPTION MAP**  
 2943-074-00-080

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION