

UNF04HRZ

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	RONALD LYNN UNFRED AND LEE ANN UNFRED
PURPOSE:	EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND LANDSCAPING
ADDRESS:	638 HORIZON DRIVE
PARCEL NO:	2945-044-17-010
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	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

BK 3604 PG 463

2181059 BK 3604 PG 463-464  
03/10/2004 03:15 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChs \$1.00  
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENTS

RONALD LYNN UNFRED and LEE ANN UNFRED, Grantors, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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, three (3) Perpetual Multi-Purpose Easements for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as Perpetual Easements 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 premises, to wit:

See 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 Easements, 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 Grantors hereby covenanting with Grantee that the Easement areas 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 areas, the said Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they 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 1 day of March, 2004.

Ronald Lynn Unfred  
RONALD LYNN UNFRED  
Lee Ann Unfred  
LEE ANN UNFRED

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 1st day of March, 2004, by RONALD LYNN UNFRED and LEE ANN UNFRED.

My commission expires 10/29/2005.  
Witness my hand and official seal.



Gayleen Henderson  
Notary Public

## EXHIBIT "A"

Legal Description of three (3) Multi-Purpose Easements

Easement No. 1: All that part of the vacated right-of-way for Horizon Drive, vacated by the Grand Junction City Council on MARCH 3, 2004, by City Ordinance No. 3607, located adjacent to Lot 2 and Lot 3 of Foursquare Minor Subdivision, situate in the Southeast ¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, as recorded in Plat Book 14 at Page 290 in the office of the Mesa County Clerk and Recorder,

AND ALSO

Easement No. 2: Beginning at the Northernmost corner of Lot 2, Foursquare Minor Subdivision, situate in the Southeast ¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 290 in the office of the Mesa County Clerk and Recorder, and considering the boundary line common to Lot 2 and Lot 3 of Foursquare Minor Subdivision to bear S 37°10'28" E with all bearings contained herein being relative thereto;  
 thence S 37°10'28" E along the boundary line common to said Lot 2 and Lot 3 a distance of 10.00 feet;  
 thence leaving said common boundary line and along a line which is parallel with and 10.00 feet Southeasterly of the Northwesterly boundary line of said Lot 2, S 53°55'59" W a distance of 401.47 feet to a point on the Southwesterly boundary line of said Lot 2;  
 thence along the Southwesterly boundary line of said Lot 2, N 52°23'09" W a distance of 10.42 feet to the Westernmost corner of said Lot 2;  
 thence along the Northwesterly boundary line of said Lot 2, N 53°55'59" E a distance of 404.20 feet to the Point of Beginning,

AND ALSO

Easement No. 3: Beginning at the Westernmost corner of Lot 3, Foursquare Minor Subdivision, situate in the Southeast ¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 290 in the office of the Mesa County Clerk and Recorder, and considering the boundary line common to Lot 2 and Lot 3 of Foursquare Minor Subdivision to bear S 37°10'28" E with all bearings contained herein being relative thereto;  
 thence along the Northwesterly boundary line of said Lot 3, N 53°55'59" E a distance of 55.25 feet to a point of curvature in the Northwesterly boundary line of said Lot 3;  
 thence along the Northwesterly boundary line of said Lot 3, 313.22 feet along the arc of a curve concave to the Northwest, having a radius of 1196.30 feet, a central angle of 15°00'04", and a long chord bearing N 46°25'48" E a distance of 312.32 feet to the Northernmost corner of said Lot 3;  
 thence along the Northeasterly boundary line of said Lot 3, S 57°53'39" E a distance of 10.09 feet;  
 thence leaving the Northeasterly boundary line of said Lot 3 and along a line which is parallel with and 10.0 feet Southeasterly of the Northwesterly boundary line of said Lot 3, 317.03 feet along the arc of a curve concave to the Northwest, having a radius of 1206.30 feet, a central angle of 15°03'29", and a long chord bearing S 46°24'17" W a distance of 316.12 feet to a point;  
 thence S 53°55'25" W a distance of 55.06 feet to a point on the Southwesterly boundary line of said Lot 3;  
 thence along the Southwesterly boundary line of said Lot 3, N 37°10'28" W a distance of 10.0 feet to the Point of Beginning.

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END OF EXHIBIT "A"