

PML09ERD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (DEED OF EASEMENT-TEMPORARY)
NAME OF PROPERTY OWNER OR GRANTOR:	UTE WATER CONSERVANCY DISTRICT
PURPOSE:	ACCESS EASEMENT
ADDRESS:	825 22 ROAD
TAX PARCEL NO.:	2697-254-00-944
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**PROFILE INFORMATION**

Document Type: Deed of Easement - Temporary

Project ID #: FP-2009-060

Name: Ute Water Subdivision

Location: 825 22 Rd

Parcel #: 2697-254-00-944

**DEED OF EASEMENT - TEMPORARY**

**Ute Water Conservancy District, a political subdivision of the State of Colorado organized under the Colorado Water Conservancy Act, Grantor**, whose legal address is 560 25 Road, Grand Junction, CO 81505, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, its successors and assigns forever, the following described tract or parcel of land as a temporary turnaround access easement for the public, to wit:

A temporary access easement across that parcel of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 25, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 whence the Northwest corner of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 bears North 89 degrees 54 minutes 16 seconds West, a distance of 1321.37 feet for a basis of bearings, ~~with all bearings contained herein relative thereto~~; thence South 77 degrees 38 minutes 03 seconds West, a distance of 1312.51 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the right, having a delta angle of 07 degrees 14 minutes 56 seconds, a radius of 170.00 feet, an arc length of 21.51 feet, a chord length of 21.49 feet, and a chord bearing of South 37 degrees 23 minutes 36 seconds West; thence with a reverse curve to the left, having a delta angle of 40 degrees 59 minutes 28 seconds, a radius of 230.00 feet, an arc length of 164.55 feet, a chord length of 161.06 feet, and a chord bearing of South 20 degrees 31 minutes 19 seconds West; thence North 00 degrees 01 minutes 35 seconds East, a distance of 117.56 feet; thence along a curve to the right, having a delta angle of 108 degrees 04 minutes 05 seconds, a radius of 53.00 feet, an arc length of 99.97 feet, a chord length of 85.79 feet, and a chord bearing of North 54 degrees 03 minutes 38 seconds East to the POINT OF BEGINNING.

Said parcel having an area of 0.076 Acres, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

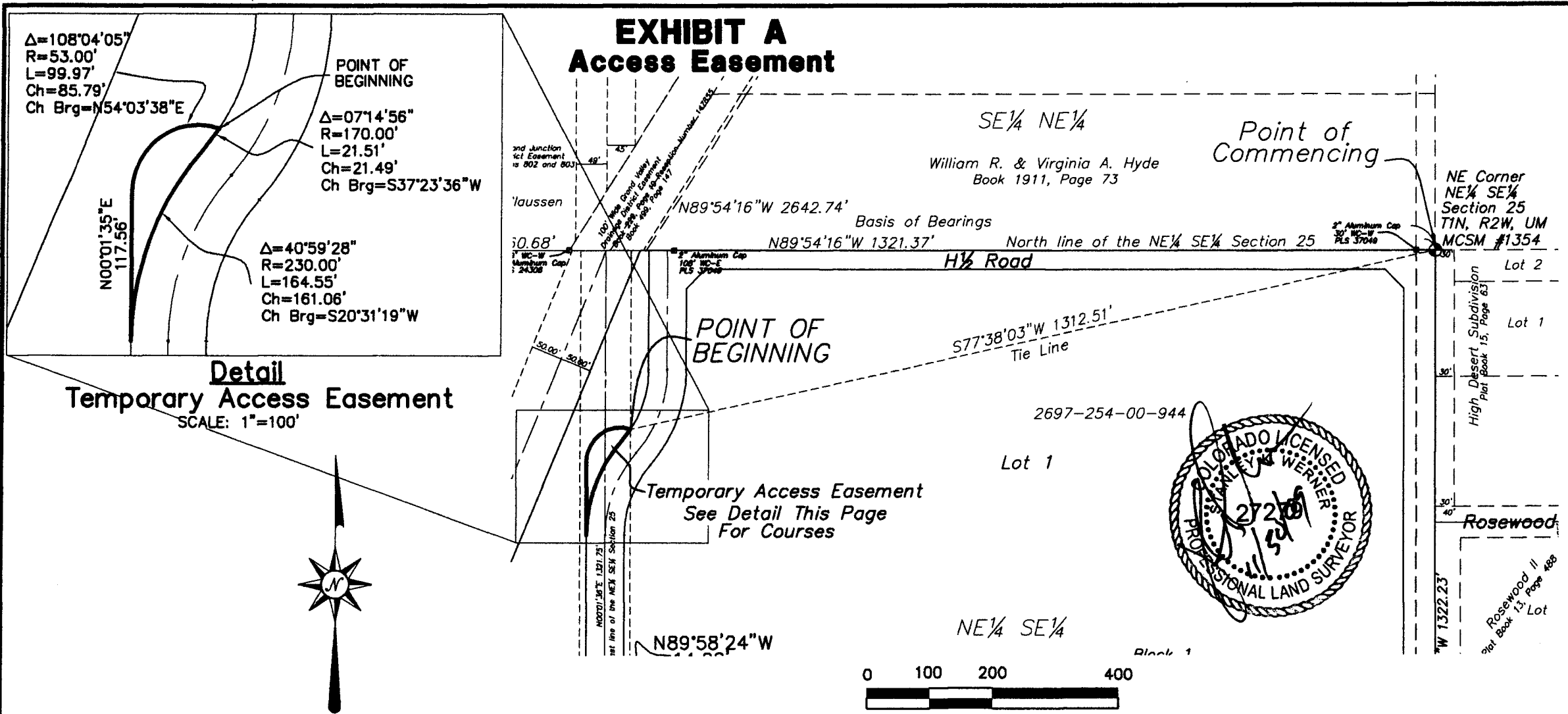
Executed and delivered this 30 day of November, 2009.

Ute Water Conservancy District,  
a political subdivision of the  
State of Colorado organized under the  
Colorado Water Conservancy Act

By:

  
Larry Clever, General Manager

# EXHIBIT A Access Easement



## LEGEND

- |          |                                 |       |                                      |
|----------|---------------------------------|-------|--------------------------------------|
|          | ALIQUOT SURVEY MARKER, AS NOTED | %     | PERCENT SYMBOL                       |
|          | FOUND REBAR, AS NOTED           | &     | AND SYMBOL                           |
| $\Delta$ | DELTA ANGLE OF ARC              | PLS   | PROFESSIONAL LAND SURVEYOR           |
| R        | RADIUS OF ARC                   | No.   | NUMBER                               |
| L        | LENGTH OF ARC                   | $\pm$ | MORE OR LESS                         |
| Ch       | CHORD DISTANCE OF ARC           | .     | DEGREES (ANGULAR)                    |
| Brg      | CHORD BEARING OF ARC            | '     | MINUTES (ANGULAR) OR FEET (LINEAR)   |
| =        | EQUAL SYMBOL                    | "     | SECONDS (ANGULAR) OR INCHES (LINEAR) |
|          |                                 | MCSM  | MESA COUNTY SURVEY MARKER            |
|          |                                 | BLM   | BUREAU OF LAND MANAGEMENT            |

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 08-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: April, 2009	smg	rsk	skw	1	1