

WRG02TEX

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: MULTI-PURPOSE

NAME OF PROPERTY OWNER OR GRANTOR: RICHARD E. WRIGHT AND
DAWN A. WRIGHT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2896 TEXAS AVENUE - LOT 1 OF CANNON SUBDIVISION

PARCEL NO.: 2943-074-03-003

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 5th Street
 Grand Junction, CO 81501

Book 3153 Page 444

2076084 09/13/02 1027AM
 MONIKA TODD CLK® MESA COUNTY CO
 REC FEE \$15.00
 DOCUMENTARY FEE \$EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Richard E. Wright and Dawn A. Wright, as Joint Tenants, Grantors, for and in consideration of the sum of Five Hundred Thirty and 70/100 Dollars (\$530.70), 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, 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 $\frac{1}{4}$ (SE $\frac{1}{4}$) 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 Southeast Corner of Lot 1 of Cannon Subdivision, situate in the SE $\frac{1}{4}$ of said Section 7 as recorded in Plat Book 7 at Page 42 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE $\frac{1}{4}$ of said Section 7 to bear N 00°01'20" W with all bearings contained herein being relative thereto; thence N 00°03'21" W along the east boundary line of said Lot 1 a distance of 22.91 feet to the True Point of Beginning; thence leaving the east boundary line of said Lot 1, S 45°30'57" W a distance of 9.80 feet; thence N 00°03'21" W a distance of 53.99 feet to a point on the north line of the South 70 feet of said Lot 1; thence S 89°49'04" E along said north line a distance of 7.00 feet to the Northeast Corner of the South 70 feet of said Lot 1; thence S 00°03'21" E along the east boundary line of said Lot 1 a distance of 47.09 feet to the Point of Beginning,

containing 353.80 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 Grantors 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 Grantors hereby further covenanting with Grantee that Grantors have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; 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 11th day of September, 2002.

Richard E. Wright
Richard E. Wright

Dawn A. Wright
Dawn A. Wright

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of Sept, 2002,
by Richard E. Wright and Dawn A. Wright, as Joint Tenants.

My commission expires 3.3.05.
Witness my hand and official seal.

Peggy Holquin
Notary Public

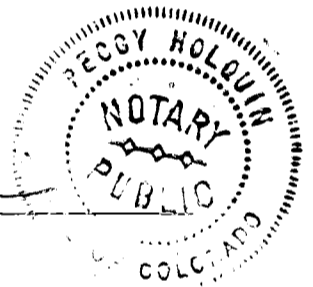
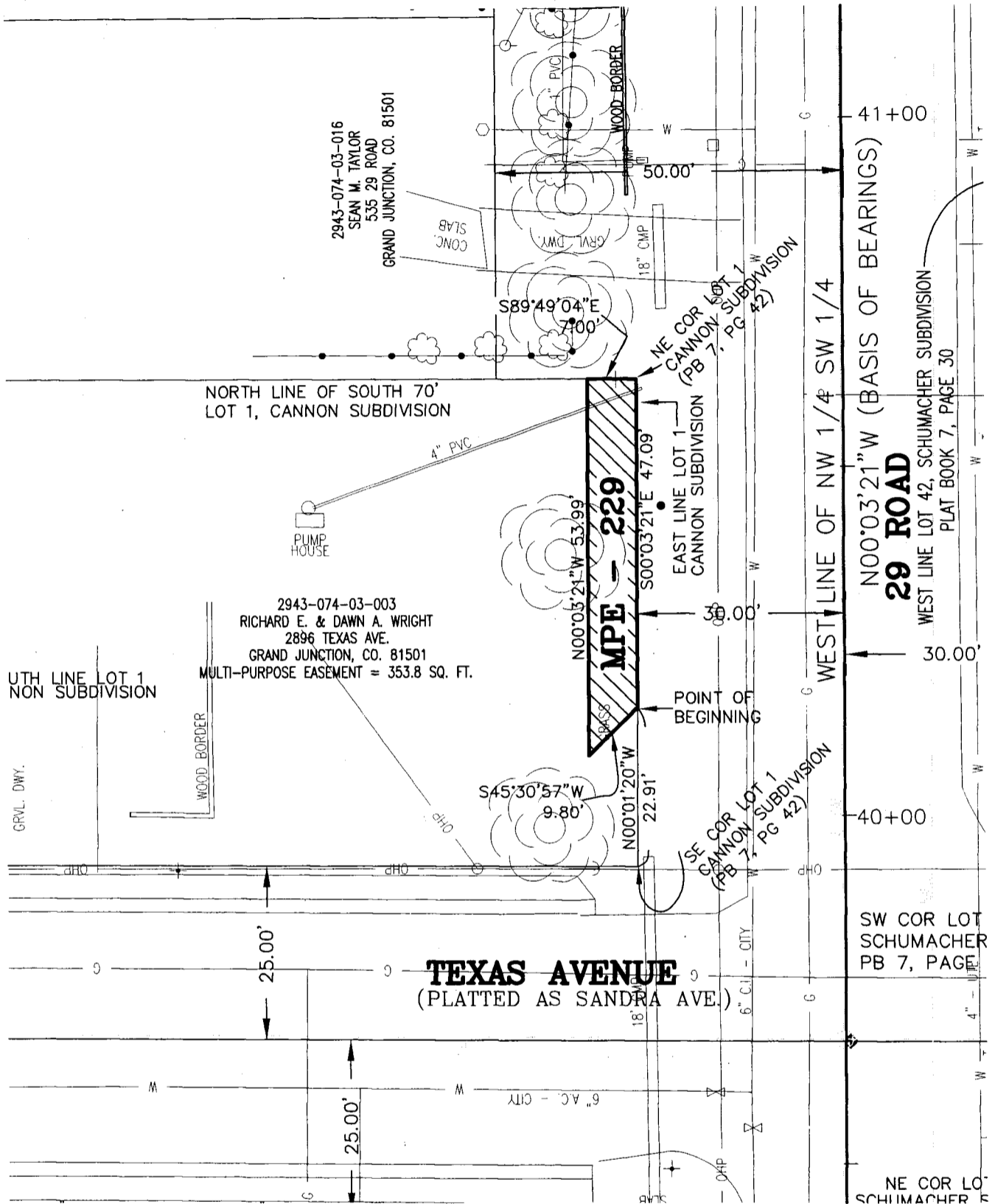


EXHIBIT "A"



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.

REVISED: 5-31-2002
 REVISED: 3-24-2002
 REVISED: 3-04-2002
 REVISED: 2-27-2002

DRAWN BY: P.I.K.
 DATE: 10-23-2001
 SCALE: 1" = 20'
 APPR. BY: IW
 FILE NO: 1036DWG

29 ROAD
RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-03-003

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION