

WSB01FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WESTSTAR BANK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2448 F ROAD, GRAND
JUNCTION, CO, LOT 5, FISHER SUBDIVISION

PARCEL NO.: 2945-043-01-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF MULTI-PURPOSE EASEMENT

WestStar Bank, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting and grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northwest corner of Lot 5 of Fisher Subdivision, situate in the Southwest $\frac{1}{4}$ of Section 4, 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 12 at Page 161 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to said recorded subdivision plat; thence S $08^{\circ}00'20''$ E along the westerly boundary line of said Lot 5 a distance of 237.70 feet to a point; thence N $89^{\circ}59'40''$ E a distance of 128.44 feet to the True Point of Beginning; thence N $89^{\circ}59'40''$ E a distance of 14.00 feet to a point on the west right-of-way line for 24 $\frac{1}{2}$ Road as described by instrument recorded in Book 1286 at Page 800 in the office of the Mesa County Clerk and Recorder;

thence S $00^{\circ}09'17''$ W along said right-of-way line a distance of 172.08 feet;

thence leaving said right-of-way line, 61.46 feet along the arc of a curve concave to the Northwest, having a radius of 40.00 feet, a central angle of $88^{\circ}02'02''$, and a long chord bearing S $44^{\circ}10'55''$ W a distance of 55.59 feet to a point on the easterly boundary line of an existing Utility & Irrigation Easement dedicated with the recorded plat of said Fisher Subdivision;

thence along the easterly boundary line of said existing Easement, 25.26 feet along the arc of a curve concave to the Northeast, having a radius of 280.00 feet, a central angle of $05^{\circ}10'06''$, and a long chord bearing N $41^{\circ}10'41''$ W a distance of 25.25 feet;

thence leaving the easterly line of said existing Easement, 57.22 feet along the arc of a curve concave to the Northwest, having a radius of 26.00 feet, a central angle of $126^{\circ}05'09''$, and a long chord bearing N $63^{\circ}12'06''$ E a distance of 46.35 feet;

thence N $00^{\circ}09'17''$ E a distance of 172.04 feet to the Point of Beginning,

containing 3,218.38 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, subject to the terms and conditions contained herein.

1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants 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.

2. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 13 day of February, 2001.

WestStar Bank

By Dasul Prudh

State of Colorado,
County of Eagle)ss.

The foregoing instrument was acknowledged before me this 13th day of February, 2001, by
DAN GODEC as PRESIDENT of WestStar Bank.

My commission expires My Commission Expires
Witness my hand and official seal. 4-14-2001

Linda Chase
Notary Public

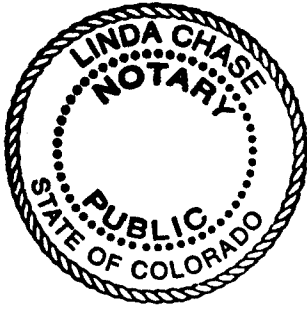


EXHIBIT "A"

NE CORNER
SE 1/4 SW 1/4
SECTION 4
T1S, R1W, U.M.

NE CORNER
LOT 5, FISHER SUB.

NW CORNER
LOT 5, FISHER SUB.

F ROAD (PATTERSON ROAD)
100' R.O.W.

EXISTING 20' UTILITY & IRRIGATION EASEMENT
S08°00'20"E
237.70'

2945-043-01-012

2945-043-01-013

24 1/2 ROAD

123.39' N89°59'40"E
14.00' N89°50'43"W
40.00'

14' MULTI-PURPOSE EASEMENT

R=295.00
L=149.44
Tan=76.36
Δ=29°01'31"
S22°31'07"E 147.85

R.O.W.

R=300.00
L=159.46
Tan=81.66
Δ=30°27'17"
N23°14'00"W 157.59

R=280.00
L=25.26
Tan=12.64
Δ=5°10'06"
N41°10'41"W 25.25

R=40.00
L=38.23
Tan=20.72
Δ=54°45'34"
N64°25'17"W 36.79

R=26.00
L=57.22
Tan=51.12
Δ=126°05'09"
N63°12'06"E 46.35

R=40.00
L=98.70
Tan=114.17
Δ=141°22'56"
S70°50'49"W 75.50

R=40.00
L=99.69
Tan=118.83
Δ=142°47'36"
N71°33'42"E 75.82

R=40.00
L=61.46
Tan=38.65
Δ=88°02'02"
S44°10'55"W 55.59

2945-043-01-011
WESTSTAR BANK
2448 F ROAD

R.O.W. AREA = 1658.43 SQ.FT.

14' MULTI-PURPOSE EASEMENT AREA = 3218.38 SQ.FT.

S89°56'13"W

S 1/4 CORNER
SECTION 4
T1S, R1W, J.M.

DRAWN BY: SRP
DATE: 2-7-2001
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: WESTSTAR.DWG

RIGHT-OF-WAY DESCRIPTION MAP

WESTSTAR BANK - LOT 5, FISHER SUB.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION