

GRANT OF MULTI-PURPOSE EASEMENT

Landmark Baptist Church of Grand Junction, Inc., Grantor, whose address is 2711 Unawep Avenue, Grand Junction, Co, 81503, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land lying within the SE1/4 SW1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, with a Basis of bearings of S89°51'07"E along the south line of Section 14. Said parcel is better described as commencing at the SW corner of said Section 13; thence N45°58'43"E 1887.19 feet to the SW1/16 corner of said Section 13; thence leaving said north line S31°40'06"E 113.13 feet to the Northerly right-of-way of 1-70 Business loop being the True Point of Beginning; thence along said right-of-way S60°04'54"W 223.00 feet; thence along a curve to the right 430.69 feet, said curve having a radius of 1073.00 feet, a chord bearing of S71°34'50"W, a chord length of 427.80 feet; thence N47°43'06"W 66.23 feet; thence along the east right-of-way of South 15th Street N00°08'54"E 300.16 feet; thence leaving right-of-way along the north line of said SE1/4 SW1/4 S89°48'06"E 14.00 feet; thence leaving said north line S00°08'54"W 293.94 feet; thence S47°43'06"E 53.58 feet; thence along a curve to the left 418.67 feet, said curve having a radius of 1059.00 feet, a chord bearing of N71°24'27"E, a chord length of 415.95 feet; thence N60°04'54"E 222.57 feet; thence S31°40'06"E 14.01 feet to the True Point of Beginning.

Said strip of land contains 14,062 square feet or 0.32 Acres, 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. Grantor hereby covenants with Grantee it has good title to the herein described 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.

SHEET 1 OF 3

Executed and delivered this 27 day of October, 2011.

By: Thomas J. Barlament
Thomas J. Barlament, Chairman
Landmark Baptist Church of Grand Junction, Inc.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of October, 2011, by Thomas J. Barlament, Chairman of Landmark Baptist Church of Grand Junction, Inc.

My commission expires 8/21/2013.

Witness my hand and official seal.



My Commission Expires 08/21/2013

Leslie G. Ankrum
Notary Public

EASEMENT MAP

EXHIBIT A

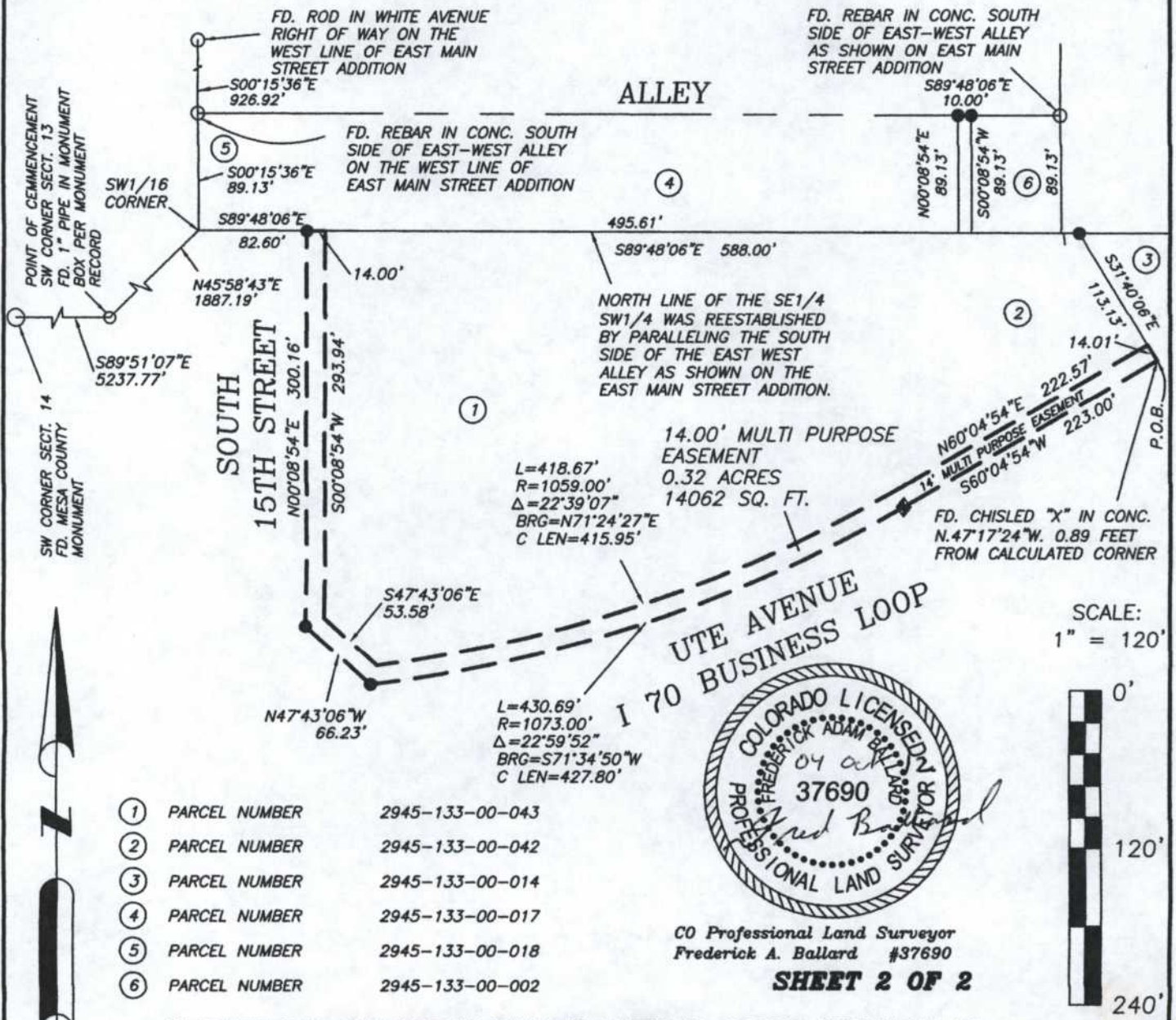
CLIENT: LANDMARK BAPTIST CHURCH
 Property address: 1600 UTE AVENUE

Date: 10 August, 2011
 Job No.: GVS9110

- ◆ CDOT monument
- Pin/Cap#37690
- as noted

L=ARC LENGTH
 R=RADIUS
 Δ=DELTA ANGLE
 BRG=CHORD BEARING
 C LEN=CHORD LENGTH

P.O.B.=POINT OF BEGINNING



①	PARCEL NUMBER	2945-133-00-043
②	PARCEL NUMBER	2945-133-00-042
③	PARCEL NUMBER	2945-133-00-014
④	PARCEL NUMBER	2945-133-00-017
⑤	PARCEL NUMBER	2945-133-00-018
⑥	PARCEL NUMBER	2945-133-00-002



CO Professional Land Surveyor
 Frederick A. Ballard #37690

SHEET 2 OF 2

SURVEY BY **GUNNISON VALLEY SURVEY**, 69659 HIGHWAY 50
 MONTROSE, CO 81401 (970) 240-0976 FAX (970) 240-4744

SCALE:
 1" = 120'

