

12S99SWE

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: 3090 12TH STREET LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 12TH STREET BONITA TO
HORIZON, PARCEL NO. 2945-013-00-008, RIGHT OF WAY, 3150 NORTH 12TH STREET,
SIDEWALK EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF SIDEWALK EASEMENT

1904696 06/01/99 1036AM
 MONIKA TODD CLK&REC MESA COUNTY CO
 REC FEE \$15.00 SURCHG \$1.00
 DOCUMENTARY FEE \$EXEMPT

3090 12th Street LLC, a Colorado limited liability company, Grantor, for and in consideration of the installation, maintenance and repair of public sidewalk improvements by Grantee, 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 Easement for the installation, maintenance and repair of public sidewalk improvements, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 (SW1/4 NW1/4 SW1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the SW1/4 NW1/4 SW1/4 of said Section 1 to bear N 00°04'41" E with all bearings contained herein being relative thereto; thence S 89°50'13" E along the North line of said SW1/4 NW1/4 SW1/4 a distance of 37.00 feet to a point on the Easterly right-of-way line of North 12th Street thence S 00°04'41" W along said right of way line a distance of 220.53 feet to the True Point of Beginning of the parcel herein described;

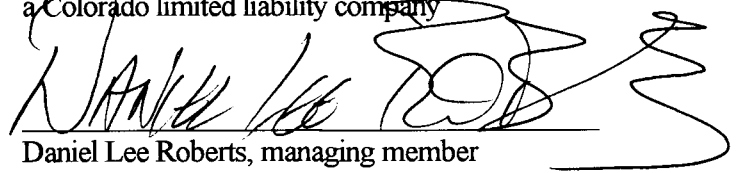
thence N 06°12'12"E a distance of 46.08 feet;
 thence 60.27 feet along the arc of a curve concave to the east, having a radius of 196.00 feet, a delta angle of 17°37'04" and a chord bearing S 07°01'43"E a distance of 60.03 feet to a point of reverse curvature;
 thence 121.80 feet along the arc of a curve concave to the west, having a radius of 179.00 feet, a delta angle of 38°59'08" and a chord bearing S 03°39'18"W a distance of 119.46 feet to a point of reverse curvature,
 thence 16.89 feet along the arc of a curve concave to the east, having a radius of 78.00 feet, a delta angle of 12°24'13" and a chord bearing S 16°56'46"W a distance of 16.85 feet to a point on the East right of way line for North 12th Street;
 thence N 00°04'41" E along said East right of way distance of 149.11 feet to the Point of Beginning; containing 2,192.37 square feet as described herein and as 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 public sidewalk improvements construction and repair machinery.

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 whomever.

Executed and delivered this 28th day of May, 1999.

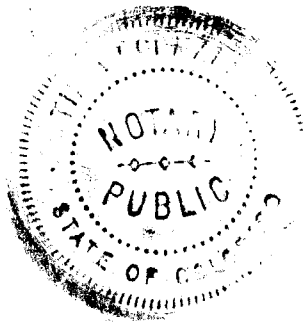
3090 12th Street LLC,
a Colorado limited liability company


Daniel Lee Roberts, managing member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of May, 1999, by Daniel Lee Roberts, managing member of 3090 12th Street LLC, a Colorado limited liability company.

My commission expires 5/11/2002.
Witness my hand and official seal.




Notary Public

EXHIBIT "A"

LOT 1
HILLTOP MINOR SUBDIVISION

NW CORNER
SW 1/4 NW 1/4 SW 1/4
SECTION 1, T1S, R1W, UM

S89°50'13"E

NORTH LINE OF THE SW 1/4 NW 1/4 SW 1/4

ADDITIONAL R.O.W. AREA = 2872.68 SQ.FT

R=196.00
L=80.27
Tan=30.37
Δ=17°37'04"
S07°01'43"E 60.03

SIDEWALK EASEMENT

R=179.00
L=121.80
Tan=63.38
Δ=38°59'08"
S03°39'18"W 119.46

R=78.00
L=16.89
Tan=8.48
Δ=12°24'13"
S16°58'46"W 16.85

2945-013-00-008
3090 12TH STREET LLC
3150 N. 12TH STREET
R.O.W. AREA = 2898.43 SQ.FT.
SIDEWALK EASEMENT AREA = 2192.37 SQ.FT.

LAKESIDE DRIVE

NORTH 12TH STREET
N00°04'41"E

EXISTING 5' IRRIGATION EASEMENT

ADDITIONAL R.O.W. AREA = 25.75 SQ.FT

EXISTING UTILITY EASEMENT

S89°50'24"E

SOUTH 1 ACRE OF THE SW 1/4 NW 1/4 SW 1/4

SOUTH LINE OF THE SW 1/4 NW 1/4 SW 1/4

S89°50'28"E

SW CORNER
SW 1/4 NW 1/4 SW 1/4
SECTION 1, T1S, R1W, UM

DRAWN BY: SRP
DATE: 5-19-99
SCALE: 1" = 100'
APPR. BY: IW
FILE NO: 12TH12b.DWG

RIGHT-OF-WAY DESCRIPTION MAP

12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION