

ADK94ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: TONI JOYCE ADKINS AND WILLIAM
C. ADKINS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2460 ORCHARD
AVE. NO. 2945-121-00-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

WITNESSETH:

1680528 04:04 PM 05/02/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WHEREAS, the City plans to install an underground drainage and irrigation line for the health, safety and welfare of the inhabitants of the City of Grand Junction, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from Toni Joyce Adkins and William C. Adkins, a Perpetual Drainage and Irrigation Easement for the installation, operation, repair and maintenance of the Project;

NOW THEREFORE, Toni Joyce Adkins and William C. Adkins, Grantors, for and in consideration of the sum of \$1.00 (One dollars and 00/100ths), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of an underground drainage and irrigation line, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the NE $\frac{1}{4}$ of Section 12, Township 11 South, Range 101 West of the 6th P.M., County of Mesa, State of Colorado, said easement being the West 10 feet and the South 10 feet of the following described parcel:

Beginning at the Southwest Corner of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 1 South, Range 1 West, U.M. thence North 150 feet, thence East 75 feet, thence South 150 feet, thence West 75 feet to the Point of Beginning except Right of Way on South as described in B1392 P442, Mesa County Records.

Containing 1,850 sq. ft.

Exhibit "A" is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with the Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantors and Grantee.
2. Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.
3. Grantors further hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.
4. Grantee shall insure that all land surfaces within this easement which are disturbed from installation of said underground drainage and irrigation line shall be returned as nearly as practicable to their original condition or better.

EXHIBIT "A"

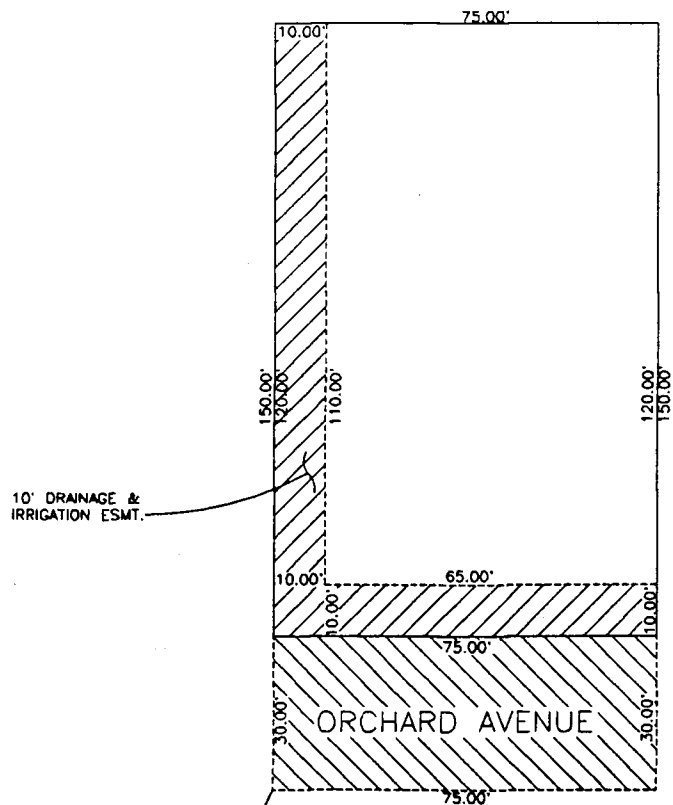
2945-121-00-024
TONI JOYCE ADKINS &
WILLIAM C. ADKINS
2460 ORCHARD AVE.
81501



N.T.S.

DESCRIPTION

BEGINNING AT THE SW COR. W2E2SE4NE4 SEC. 12
T1S R1W UM
THENCE N 150 FT.
E 75 FT.
S 150 FT.
W 75 FT. TO POB EXCEPT ROW ON SOUTH
AS DESCRIBED B.1392, P.442



10' DRAINAGE &
IRRIGATION ESMT.

P.O.B.
SW CORNER
WEST 1/2 EAST 1/2 SOUTHEAST 1/4 NORTHEAST 1/2 SEC. 12
T1S, R1W, UM.

R.O.W. DESCRIPTION MAP

PARCEL NO. 2945-121-00-024

APPROVED PH

DATE DRAWN BY CLM 4/94 FILE: ADKINS

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

TONI JOYCE & WILLIAM C. ADKINS

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