

AEY95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ARLOA E. YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD
PARCEL NO. E143, NO. 2943-073-00-198 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

ARLOA E. YOUNG, Grantor, for and in consideration of the sum of Fifty Four and 50/100 Dollars (\$54.50), the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No. E143 of City of Grand Junction 28 1/4 Road Project for the installation, operation, maintenance, repair and conveyance of utilities, irrigation water and facilities, storm water runoff and facilities, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the NE 1/4 NW 1/4 SW 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, said Easement being more particularly described by the following metes and bounds, to wit:

Commencing at a point on the East line of the NE 1/4 NW 1/4 SW 1/4 of said Section 7 from whence the Southeast Corner of the NW 1/4 SW 1/4 of said Section 7 bears S 02°07'08" W a distance of 876.91 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 26.00 feet to the True Point of Beginning;
Thence N 87°52'52" W a distance of 10.00 feet;
Thence N 02°07'08" E a distance of 21.81 feet;
Thence S 87°52'52" E a distance of 10.00 feet;
Thence S 02°07'08" W a distance of 21.81 feet to the True Point of Beginning,

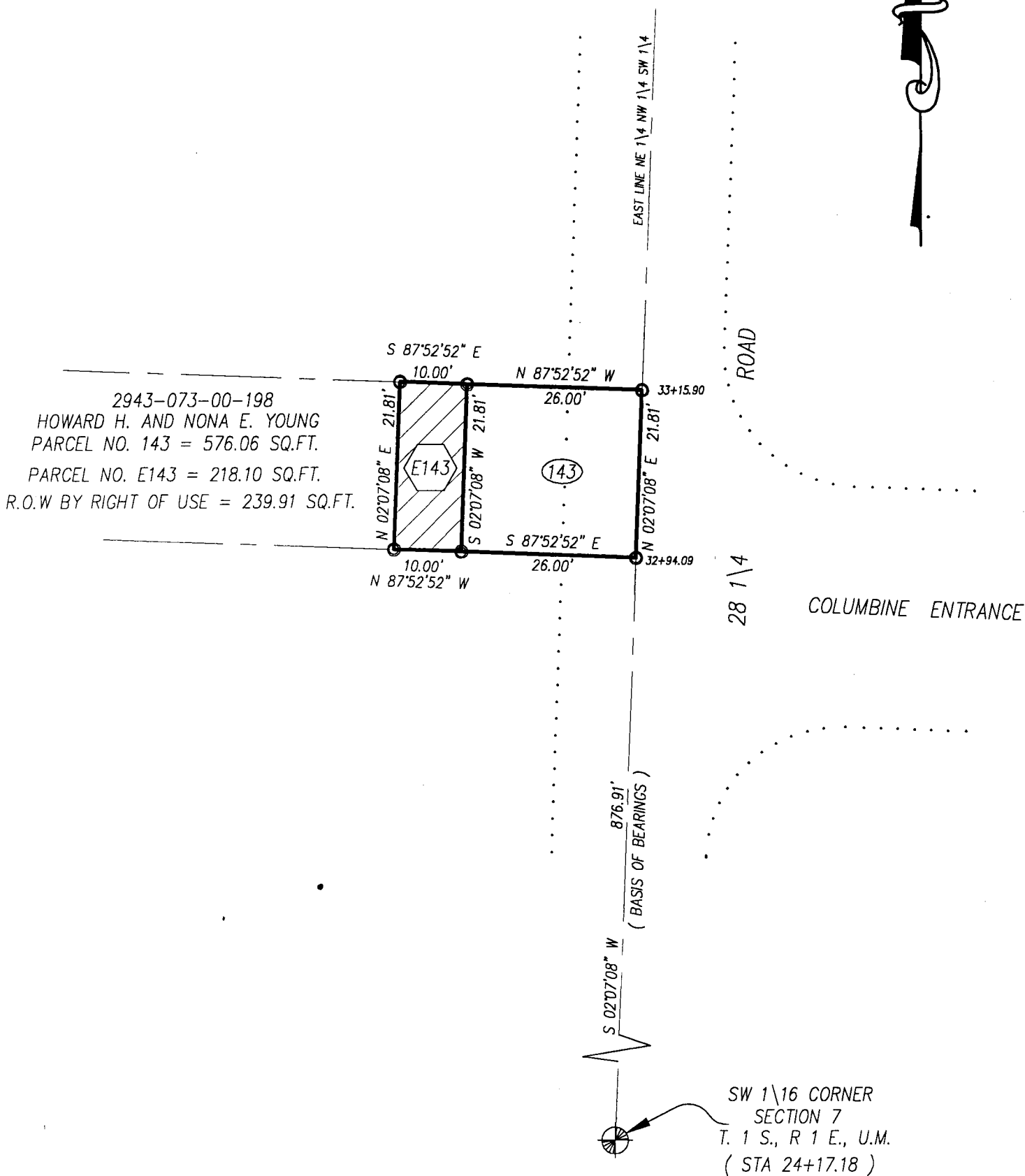
containing 218.10 square feet as described herein and depicted on the attached Exhibit "A".

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. Grantee, as a condition of this grant, agrees that entry to the easement area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor and the Grantor's heirs, successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

EXHIBIT "A"

STA. 32+94.09 TO STA. 33+15.90



DRAWN BY: SRP
 DATE: 02\17\95
 SCALE: 1" = 20'
 APPR. BY: *Jim W.*
 FILE NO: ROW143.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION