

ARC05648

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	MICHAEL T ARCHER
PURPOSE:	IRRIGATION EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF IRRIGATION FACILITIES FOR F ½ ROAD SEWER IMPROVEMENT DISTRICT
ADDRESS:	648 26 ROAD
PARCEL NO:	2945-023-00-009
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

GRANT OF IRRIGATION EASEMENT

Michael T. Archer, Grantor, For and in consideration of the installation of the proposed improvements, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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 Irrigation Easement for the installation, operation, maintenance, repair and replacement of irrigation facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

A certain perpetual irrigation easement lying in the Northwest Quarter of the Southwest Quarter (NW1/4 SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

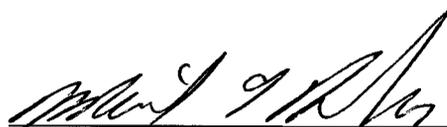
Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 2 and assuming the North line of the NW 1/4 SW 1/4 of said Section 2 to bear N89°50'34"E with all bearings contained herein relative thereto; thence N89°50'34"E along the North line of the NW 1/4 SW 1/4 of said Section 2, a distance of 33.50 feet to the Point of Beginning; thence continuing N89°50'34"E along the North line of the NW 1/4 SW 1/4 of said Section 2, a distance of 10.00 feet; thence S00°02'48"W a distance of 40.00 feet; thence S89°50'34"W a distance of 10.00 feet; thence N00°02'48"W a distance of 40.00 feet more or less to the Point of Beginning.

Containing 400.0 square feet more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated 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 structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever, *excepting all reservations, rights-of-ways, restrictions, covenants and other encumbrances of record.* *MTH PL*

Executed and delivered this 15th day of AUGUST, 2005.



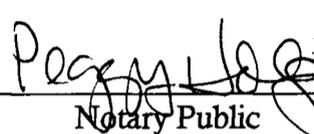
Michael T. Archer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of
AUGUST, 2005, by Michael T. Archer.

My commission expires 03-05-10.

Witness my hand and official seal.



Notary Public

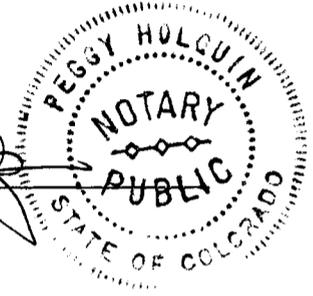
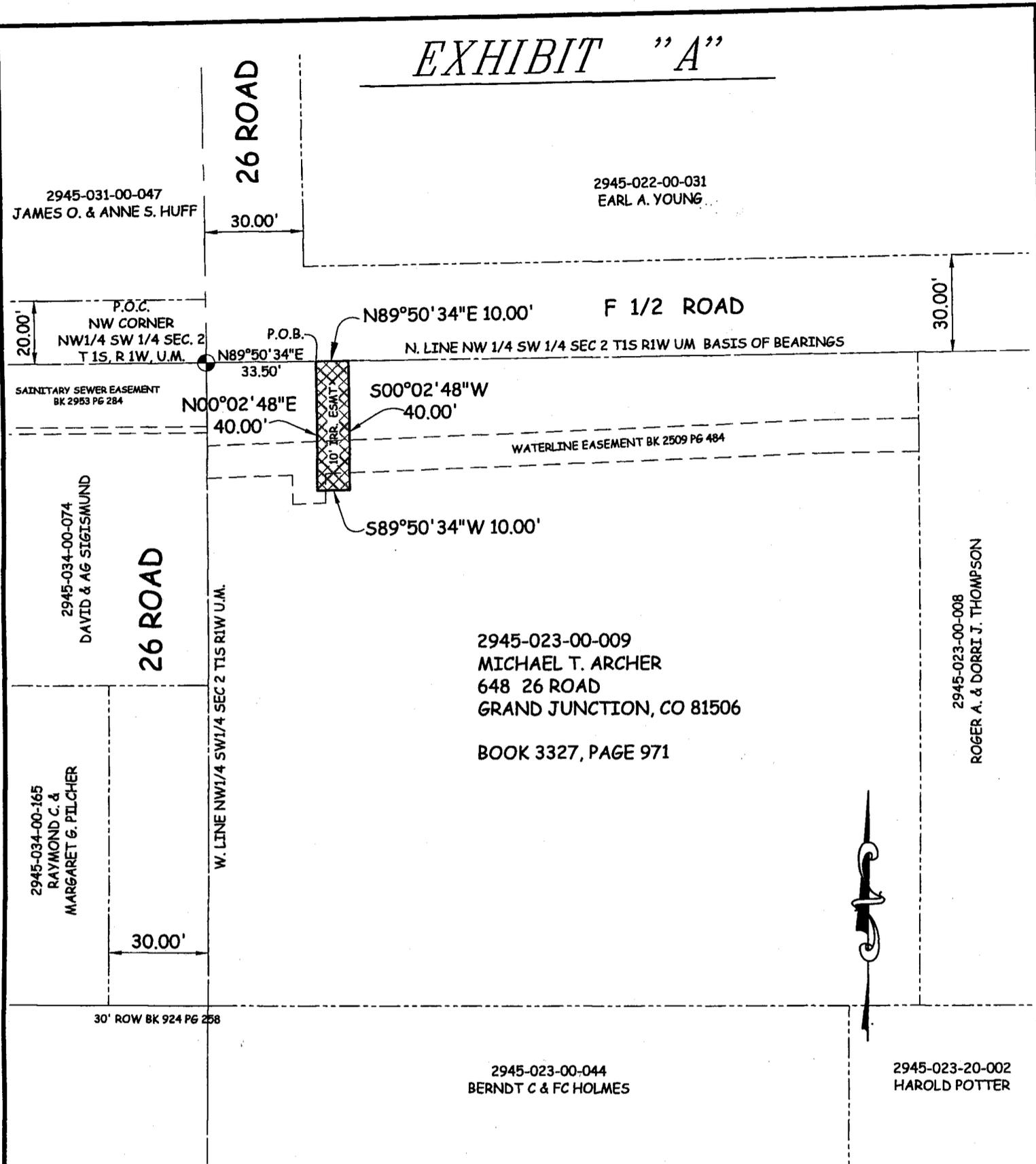


EXHIBIT "A"



**IRRIGATION EASEMENT
AREA = 400 SQ. FT.**

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: TLP
DATE: 7-29-2005
SCALE: 1" = 40'
APPR. BY: PTK

F 1/2 ROAD SEWER IMPROVEMENT DISTRICT
IRRIGATION EASEMENT
ARCHER (2945-023-00-009)
THE CITY OF GRAND JUNCTION

CITY OF
Grand Junction
COLORADO