

BLW95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BOBBIE L. WESTON AND TAMARA E. WESTON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 541 1/2 28  
1/4 ROAD PARCEL NO. E145 NO. 2943-073-00-197 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1712592 08:58 AM 03/27/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

BOBBIE L. WESTON and TAMARA E. WESTON, Grantors, for and in consideration of the sum of One Hundred Twenty Seven and 50/100 Dollars (\$127.50), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey 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. E145 of City of Grand Junction 28¼ Road Project for the installation, operation, maintenance, repair and conveyance of utilities, irrigation water and facilities, storm water runoff and facilities, and tree planting purposes, 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 NE¼ NW¼ SW¼ 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 NE¼ NW¼ SW¼ of said Section 7 from whence the Northeast Corner of the NE¼ NW¼ SW¼ of said Section 7 bears N 02°07'08" E a distance of 419.73 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 30.00 feet to a point on the West right-of-way line for 28¼ Road and the True Point of Beginning;

Thence N 02°07'08" E along the West right-of-way for 28¼ Road a distance of 85.00 feet;

Thence N 87°52'52" W a distance of 6.00 feet;

Thence S 02°07'08" W a distance of 85.00 feet;

Thence S 87°52'52" E a distance of 6.00 feet to the True Point of Beginning,

containing 510.00 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 Grantors 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.

2. Grantors shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement area.

3. Grantors hereby covenants 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 forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 17 day of March, 1995.

Bobbie L. Weston  
Bobbie L. Weston

Tamara E. Weston  
Tamara E. Weston

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of March, 1995, by Bobbie L. Weston and Tamara E. Weston.

Witness my hand and official seal.

My commission expires My Commission expires 11-28-97

Kathleen Michels  
Notary Public



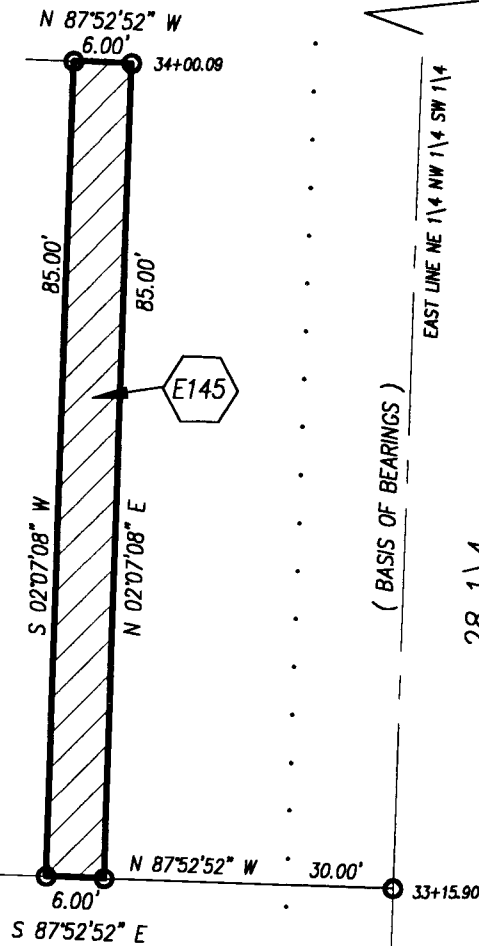
# EXHIBIT "A"

STA. 33+15.90 TO STA. 34+00.90

CW 1\16 CORNER  
SECTION 7  
T. 1 S., R. 1 E., U.M.  
( STA. 37+35.60 )



2943-073-00-197  
BOBBIE L. AND TAMARA E. WESTON  
541 1\2 28 1\4 ROAD  
PARCEL NO. E145 = 510.00 SQ.FT.



( BASIS OF BEARINGS )  
EAST LINE NE 1\4 NW 1\4 SW 1\4  
ROAD  
28 1\4

COLUMBINE ENTRANCE

DRAWN BY: SRP  
DATE: 02\16\95  
SCALE: 1" = 20'  
APPR. BY: \_\_\_\_\_  
FILE NO: ROW145.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**