

GRANT OF EASEMENT

1765792 0222PM 07/29/96  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Tom D. Burns, Grantor, for and in consideration of the installation, maintenance and repair of street improvements to Elm Avenue, 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 for the installation, operation, maintenance, repair and conveyance of a water meter and appurtenances , together with the right of ingress for workers and equipment, on, along, over, under, through and across the following described Parcel situated in the SW¼ SE¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Beginning at the NW Corner of Lot 19, Elm Avenue Subdivision, thence S90°00'00"E a distance of 25.00 feet, thence S00°00'00"E a distance of 4.00 feet, thence S90°00'00"E a distance of 12.68 feet to the True Point of Beginning, thence S00°00'00"E a distance of 5.00 feet, thence S90°00'00"E a distance of 5.00 feet, thence N00°00'00"W a distance of 5.00 feet, thence N90°00'00"W a distance of 5.00 to the Point of Beginning.

The above described parcel of land contain 25.00 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 Grantor, his 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. Grantor 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, Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor 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. 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 of all persons whomsoever.

Signed this \_\_\_\_\_ day of July 18, 1996.

Tom Burns

Tom D. Burns

State of Colorado)

)ss.

County of Mesa )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 1996, by Tom D. Burns.

Witness my hand and official seal.

My commission expires 10-10-98

Stephanie

Notary Public



The foregoing legal description was prepared by P. Holquin, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"



ELM AVENUE

N90°00'00"W

24.00'

25.00'

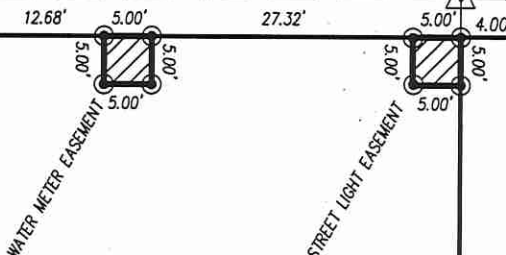
S90°00'00"E

50.00'

N.W. CORNER LOT 18  
N.E. CORNER LOT 19  
ELM AVENUE SUB.

BASIS OF BEARINGS

N.W. CORNER LOT 19  
N.E. CORNER LOT 20  
ELM AVENUE SUB.



2945-114-14-007  
TOM D. BURNS  
833 ELM AVENUE  
WATER METER  
EASEMENT AREA = 25.0 SQ.FT.  
STREET LIGHT  
EASEMENT AREA = 25.0 SQ.FT.

LOT 20

LOT 19

LOT 18

N00°00'00"E

121.00'

S00°00'00"E

116.00'

N90°00'00"W

50.00'

DRAWN BY: SRP  
DATE: 05-30-96  
SCALE: 1" = 20'  
APPR. BY: \_\_\_\_\_  
FILE NO: ELM14007.DWG

EASEMENT DESCRIPTION MAP

ELM AVENUE - N. 7TH TO CANNELL

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**



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Beginning at the NE Corner of Lot 19, Elm Avenue Subdivision, thence S00°00'00"W a distance of 4.00 feet to the True Point of Beginning, thence S00°00'00"E a distance of 5.00 feet, thence N90°00'00"W a distance of 5.00 feet, thence N00°00'00"W a distance of 5.00 feet, thence S90°00'00"E a distance of 5.00 to the True Point of Beginning.

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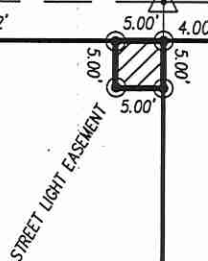
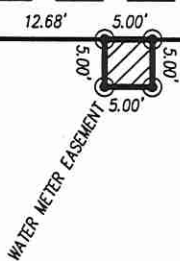
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