

BRS95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MARGARET C. SANFORD AND BUDDY  
RAY SANFORD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2826 ELM  
AVE. AT 28 1/4 ROAD PARCEL NO. 122, E122, NO. 2943-073-00-  
043 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1712814 03:54 PM 03/28/95  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 DOC EXEMPT

MARGARET C. SANFORD AND BUDDY RAY SANFORD, Grantors, for and in consideration of the sum of One Hundred Thirty-Two and 97/100 Dollars (\$132.97), 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. E122 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 street trees, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcels situated in the SW¼NE¼ 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 Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. E122: Commencing at the Southwest corner of the SW¼ NE¼ SW¼ of said Section 7, thence along the West line of said SW¼ NE¼ SW¼ N 02°07'08" E a distance of 150.00 feet with all bearings contained herein being relative thereto; thence S 87°52'52" E a distance of 30.00 feet to the True Point of Beginning;

Thence S 02°07'08" W a distance of 98.28 feet;

Thence S 01°15'31" E a distance of 2.65 feet;

Thence S 42°19'24" E a distance of 15.22 feet;

Thence N 01°15'31" W a distance of 13.83 feet;

Thence N 02°07'08" E a distance of 97.99 feet;

Thence N 87°52'52" W a distance of 10.00 feet to the True Point of Beginning;

The above described parcel of land contains 1,063.76 square feet (0.024 +-acres) 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, their 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 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 forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 28<sup>th</sup> day of March, 1995.

Margaret C. Sanford  
Margaret C. Sanford

Buddy Ray Sanford  
Buddy Ray Sanford

State of Colorado )

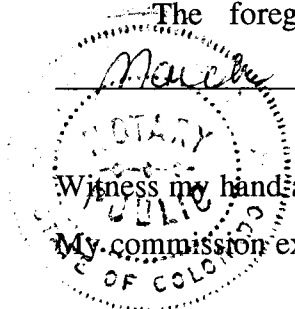
)ss.

County of Mesa )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 1995, by Margaret C. Sanford and Buddy Ray Sanford.

Witness my hand and official seal.

My commission expires 3-3-97

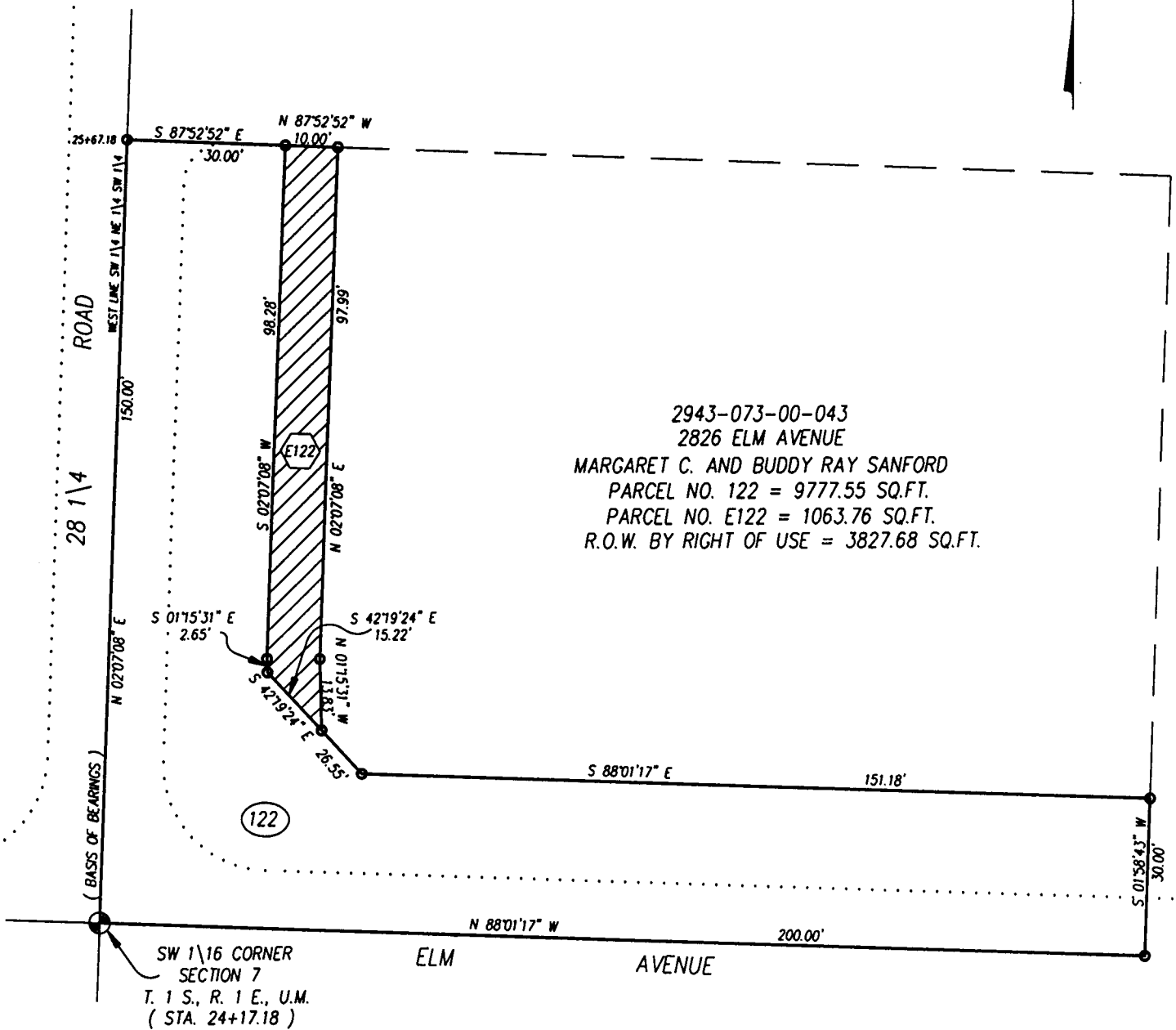


Poppo Helguin  
Notary Public

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

# EXHIBIT "A"

STA. 24+17.18 TO STA. 25+67.18



DRAWN BY: SRP  
 DATE: 03-08-95  
 SCALE: 1" = 30'  
 APPR. BY: \_\_\_\_\_  
 FILE NO: ROW122A.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