

BSC95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN R. CLARK AND BONNIE S.
CLARK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 516 28 1/4
ROAD PARCEL NO. E108 NO. 2943-073-00-097 AND 514 28 1/4 ROAD
PARCEL NO. E110 NO. 2943-073-00-098, RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1712581 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

JOHN R. CLARK and BONNIE S. CLARK, Grantors, for and in consideration of the sum of Eight hundred three dollars and 76/100 Dollars (\$803.76), 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 Easements No. E108 and E110 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 NW¼ SE¼ 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. 108: Commencing at a point on the West line of the NW¼ SE¼ SW¼ of Section 7 from whence the Northwest Corner of the NW¼ SE¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 659.83 feet with all bearings contained herein being relative thereto; thence S 87°56'30" E a distance of 29.0 feet to the True Point of Beginning;

Thence N 02°05'00" E a distance of 42.64 feet;
Thence N 01°15'54" E a distance of 107.37 feet;
Thence S 87°56'30" E a distance of 10.0 feet;
Thence S 01°15'54" W a distance of 107.37 feet;
Thence S 02°05'00" W a distance of 42.64 feet;
Thence N 87°56'30" W a distance of 10.0 feet to the True Point of Beginning;

The above described parcel of land contains 1,500.00 square feet (0.034 +-acres) as described herein and depicted on the attached Exhibit "A".

Easement No. 110: Commencing at a point on the West line of the NW¼ SE¼ SW¼ of Section 7 from whence the Northwest Corner of the NW¼ SE¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 509.83 feet with all bearings contained herein being relative thereto; thence S 87°56'30" E a distance of 27.47 feet to the True Point of Beginning;

Thence N 01°15'54" E a distance of 70.01 feet;
Thence S 87°56'30" E a distance of 10.0 feet;
Thence S 01°15'54" W a distance of 70.01 feet;
Thence N 87°56'30" W a distance of 10.0 feet to the True Point of Beginning;

The above described parcel of land contains 700.03 square feet (0.016 +-acres) as described herein and depicted on the attached Exhibit "A".

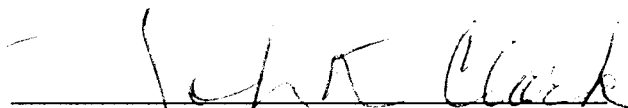
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas 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.

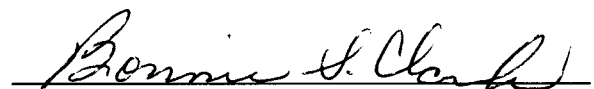
2. Grantors shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantors hereby covenant with Grantee that the easement areas 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 areas.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 21 day of MARCH, 1995.

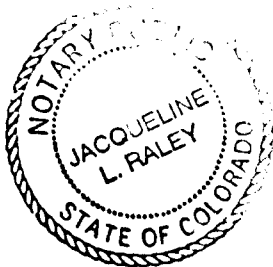


John R. Clark



Bonnie S. Clark

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 17th day of March, 1995, by Bonnie S. Clark.

Witness my hand and official seal.

My commission expires 10-7-95

Jacqueline L Raley
Notary Public

TEXAS
State of ~~California~~)
)ss.
County of HARRIS)

The foregoing instrument was acknowledged before me this 21st day of MARCH, 1995, by John R. Clark.

Witness my hand and official seal.

My commission expires _____

Perry Schuller
Notary Public

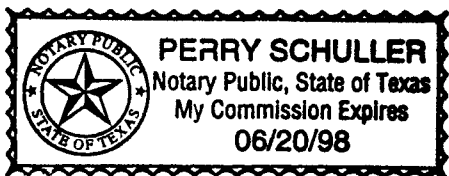
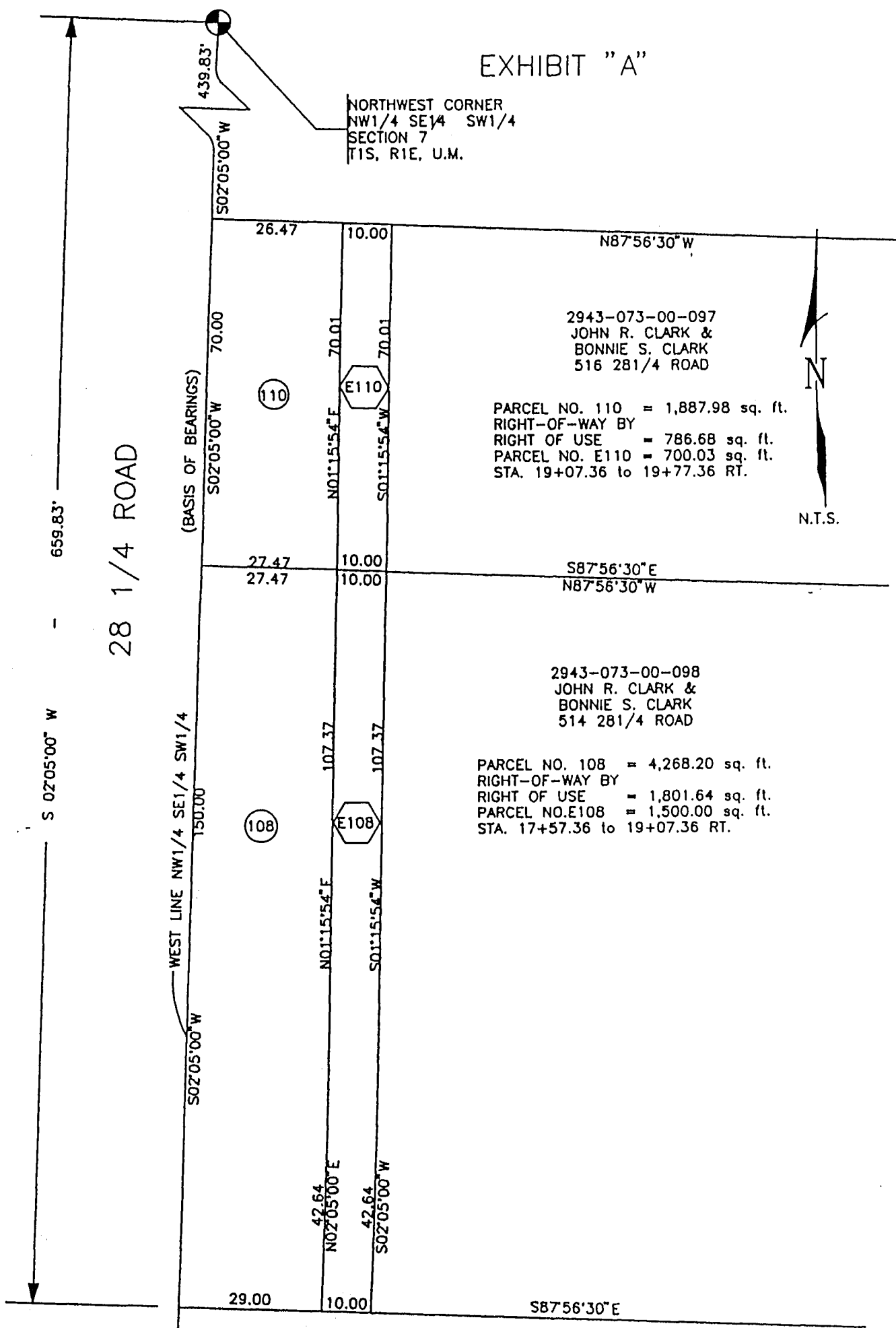


EXHIBIT "A"



R.O.W. DESCRIPTION MAP
106
PARCEL NO. STA. 14+25 to 14+60.01 RT.
APPROVED _____
DATE _____ DRAWN BY C.L.M. 12/22/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.