

BUL9812T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: HEMAN R. BULL AND U.S. BANK NATIONAL ASSOCIATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3150 N. 12TH STREET BONITA AND HORIZON DRIVE PARCEL NO. 2945-013-00-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1882693 01/07/99 1227PM
MONIKA TODD CLK&REC MESA COUNTY Co
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Heman R. Bull and U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee, for and in consideration of the sum of Five Hundred Ten and 13/100 Dollars (\$510.13), the receipt and sufficiency of which is hereby acknowledged, 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, for the use and benefit of present and future owners of real property and irrigation facilities located upstream and downstream of the premises herein described, a Perpetual Easement for the installation, operation, maintenance and repair of irrigation facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 (SW1/4 NW1/4 SW1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the SW1/4 NW1/4 SW1/4 of said Section 1 to bear N 00°04'41" E with all bearings contained herein being relative thereto; thence N 00°04'41" E along the West line of said SW1/4 NW1/4 SW1/4 a distance of 65.92 feet; thence leaving the West line of said SW1/4 NW1/4 SW1/4, S 89°50'24" E a distance of 37.00, thence N 00°04'41" E a distance of 20.00 feet; feet to the True Point of Beginning; thence N 00°04'41" E a distance of 225.20 feet; thence N 68°09'04" E a distance of 31.38 feet; thence S 21°50'56" E a distance of 5.00 feet; thence S 68°09'04" W a distance of 28.00 feet; thence S 00°04'41" W a distance of 201.83 feet; thence S 89°50'24" W a distance of 5.0 feet to the Point of Beginning, containing 1,166.00 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, the said Grantors hereby covenanting 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 and demands of all persons whomsoever.

Executed and delivered this 30th day of DECEMBER, 1998.

[Signature]
U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee

[Signature]

Heman R. Bull

State of Colorado)
DENVER)ss.
County of ~~Mesa~~)

The foregoing instrument was acknowledged before me this 29th day of December, 1998, by BRADLEY J. SHABBAUGH as ASSISTANT VICE PRESIDENT of U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee.



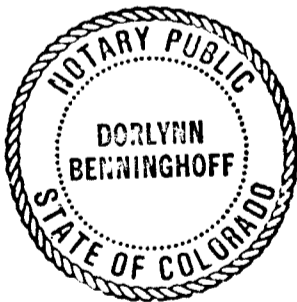
My commission expires: January 4, 2001
Witness my hand and official seal.

[Signature]
Notary Public

State of Colorado)
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by Heman R. Bull.

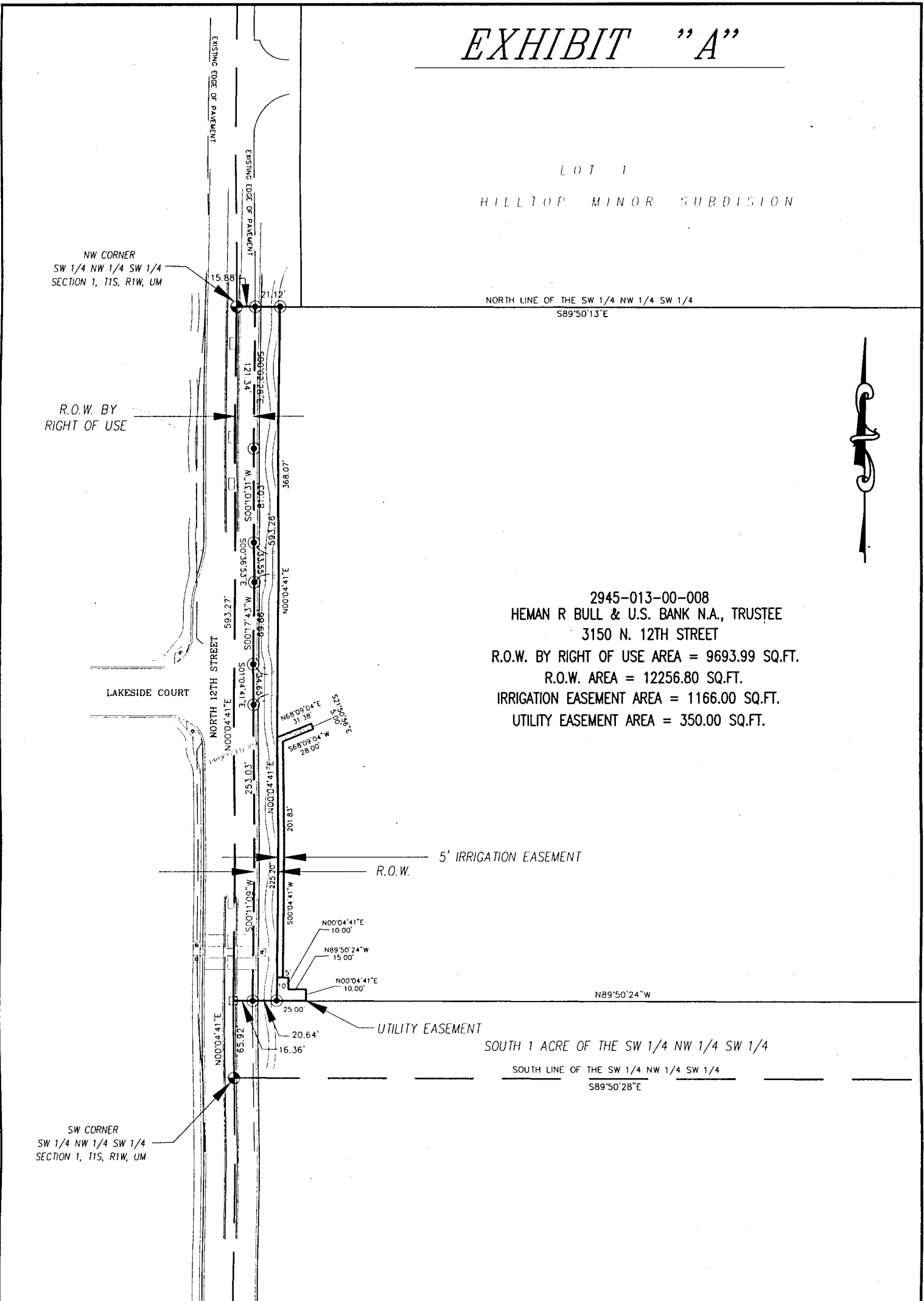
My commission expires: 6/9/2001
Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT "A"

LOT 1
HILLTOP MINOR SUBDIVISION



2945-013-00-008
HEMAN R BULL & U.S. BANK N.A., TRUSTEE
3150 N. 12TH STREET
R.O.W. BY RIGHT OF USE AREA = 9693.99 SQ.FT.
R.O.W. AREA = 12256.80 SQ.FT.
IRRIGATION EASEMENT AREA = 1166.00 SQ.FT.
UTILITY EASEMENT AREA = 350.00 SQ.FT.

DRAWN BY: SRP
DATE: 12-16-98
SCALE: 1" = 100'
APPR. BY: JW
FILE NO: 12TH12.DWG

RIGHT-OF-WAY DESCRIPTION MAP
12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

