

CAF00NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: C AND F FOOD STORES, INC., A COLORADO CORPORATION, BY FRANK CHILDS, PRESIDENT AND KATHLEEN L. BUSKING, SECRETARY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF IRRIGATION EASEMENT DATED FEBRUARY 18, 2000 FOR 2847 NORTH AVENUE - PARCEL NO. 2943-182-00-077

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF IRRIGATION EASEMENT

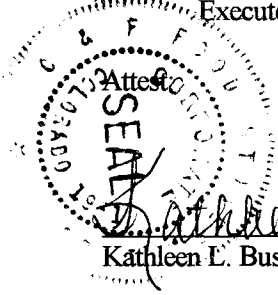
C&F Food Stores, Inc., a Colorado corporation, Grantor, for and in consideration of the sum of One Hundred Fifty and 00/100 Dollars (\$150.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the 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 Grantee and for the use and benefit of the Fruitvale Lateral and Waste Ditch Association, its successors and assigns, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of irrigation facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the North 1/4 Corner of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the Northeast 1/4 of the Northwest 1/4 (NE 1/4 NW 1/4) of said Section 18 to bear S 89°49'20" W with all bearings contained herein being relative thereto; thence S 89°49'20" W along the North line of the NE 1/4 NW 1/4 of said Section 18 a distance of 174.94 feet; thence leaving the North line of said NE 1/4 NW 1/4, S 00°11'30" E a distance of 40.00 feet to a point on the South right-of-way line for North Avenue, said point being the True Point of Beginning; thence N 89°49'20" E along the South right-of-way line for North Avenue a distance of 8.00 feet; thence leaving said right-of-way line, S 52°56'50" W a distance of 10.00 feet; thence N 00°11'30" W a distance of 6.00 feet to the Point of Beginning, containing 24.00 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, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantor hereby covenants with Grantee that it 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 18 day of FEBRUARY, 2000.



Kathleen L. Busking  
Kathleen L. Busking, Secretary

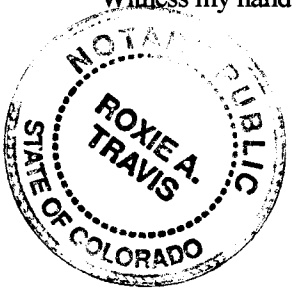
C&F Food Stores, Inc., a Colorado corporation

Frank Childs  
Frank Childs, President

State of Colorado )  
)ss.  
County of Mesa )

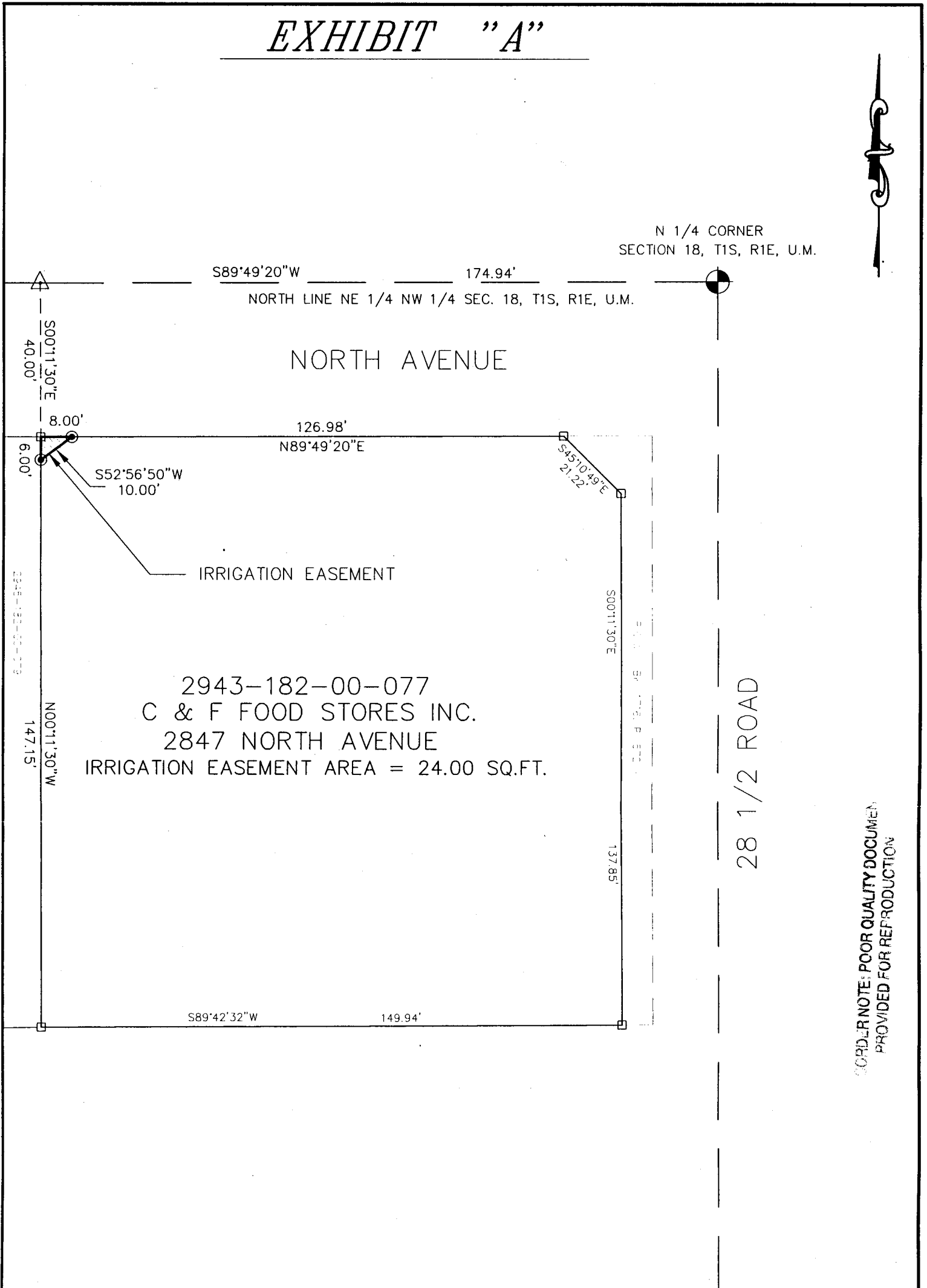
The foregoing instrument was acknowledged before me this 18th day of February, 2000, by Frank Childs as President and attested to by Kathleen L. Busking as Secretary of C&F Food Stores, Inc., a Colorado corporation.

My commission expires: 8-7-2003  
Witness my hand and official seal.



Roxie A. Travis  
Notary Public

# EXHIBIT "A"



ORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

DRAWN BY: SRP  
 DATE: 1-10-2000  
 SCALE: 1" = 30'  
 APPR. BY: IW  
 FILE NO: SIDE2.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*

*SIDEWALK REPLACEMENT*

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