

CEB95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CAROL ELIZABETH BURNS AND
MARTHA JOSEPHINE BURNS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 522 28 1/4
ROAD PARCEL NO. E118 NO. 2943-073-00-086 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1708029 02:31 PM 02/02/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

CAROL ELIZABETH BURNS and MARTHA JOSEPHINE BURNS, Grantors, for and in consideration of the sum of Eighty Four and 38/100 Dollars (\$84.38), 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. E118 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 tree planting purposes, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel 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 Easement being more particularly described by the following metes and bounds, to wit:

Commencing at a point on the West line of the NW¼ SE¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian from whence the Northwest Corner of the NW¼ SE¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 249.83 feet with all bearings contained herein being relative thereto; thence S 87°56'30" E a distance of 24.00 feet to the True Point of Beginning;

Thence N 02°05'00" E a distance of 112.50 feet;

Thence S 87°56'30" E a distance of 10.0 feet;

Thence S 02°05'00" W a distance of 112.50 feet;

Thence N 87°56'30" W a distance of 10.0 feet to the True Point of Beginning,

containing 1,125.00 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 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 2nd day of February, 1995.

Carol Elizabeth Burns
Carol Elizabeth Burns

Martha Josephine Burns
Martha Josephine Burns

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of February, 1995, by Carol Elizabeth Burns and Martha Josephine Burns.

Witness my hand and official seal.
My commission expires 2/28/98

Tom Woodmansee
Notary Public

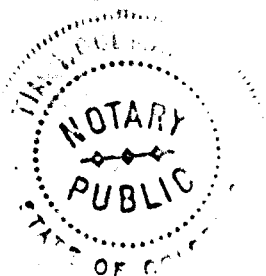
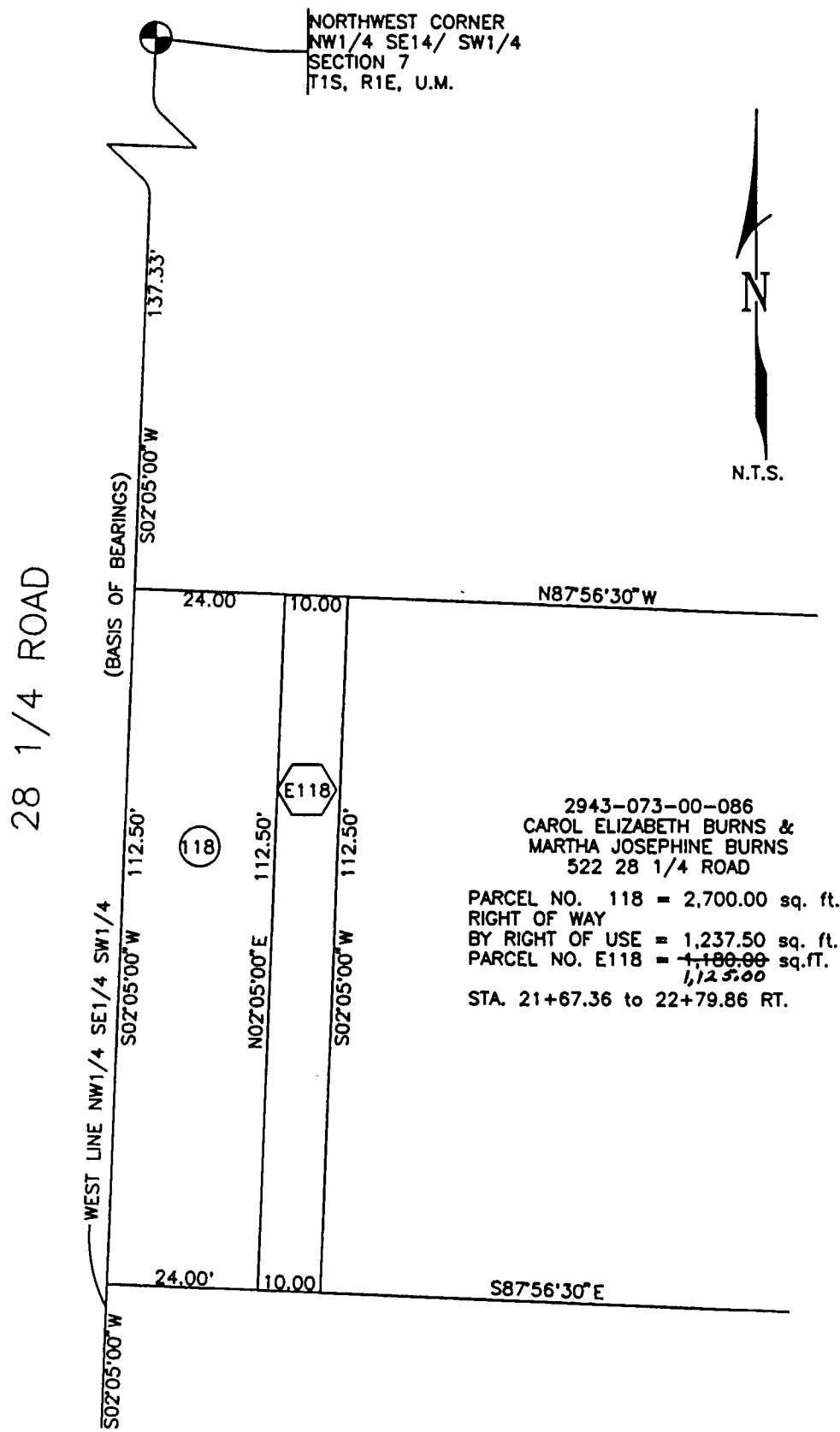


EXHIBIT "A"



R.O.W. DESCRIPTION MAP
 118 & E118
 PARCEL NO. STA. 21+67.36 to 22+79.86 RT.
 APPROVED *Jim Woodmansee*
 DATE _____ DRAWN BY C.L.M. 12/29/94

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