CHR93275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: THE ANDREW CHRISTENSEN FAMILY LIMITED PARTNERSHIP BY: SANDRA J. CHRISTENSEN.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 251 27 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BOOK 1986 PAGE 656

1643521 10:36 AN 06/24/93 Monika Todd Clk&Rec Mesa County Co DOC EXEMPT

TEMPORARY CUL-DE-SAC AND UTILITY EASEMENT

May 27, 1993

KNOW ALL MEN BY THESE PRESENTS, that THE ANDREW CHRISTENSEN FAMILY LIMITED PARTNERSHIP, a limited partnership, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the CITY OF GRAND JUNCTION, a Colorado home rule municipality, its successors and assigns, a Temporary Cul-de-Sac and Utility Easement on, along, over, under, through and across that certain real property situate in the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the following described easement:

A parcel of land situated in the SE1/4 NW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, being described as follows:

Considering the east line of the NW1/4 Section 1, Township 1 South, Range 1 West, U.M., to bear South 00°02'05" West and all bearings contained herein to be relative thereto:

BEGINNING at a point being 440.07 feet South 00°02'05" West and 877.99 feet North 89°51'18" West of the NE Corner of the SE1/4 NW1/4 Section 7, Township 1 South, Range 1 West, U.M.; thence North 39°02'36" East 35.50 feet; thence 231.49 feet along the arc of a curve to the right with a radius of 47.00 feet and whose chord bears South 61°56'42" East 59.03 feet; thence North 89°51'18" West 74.46 feet to the point of beginning, containing 7,558 sq. ft. as described.

Grantor hereby covenants with Grantee that it has a good title to the aforedescribed premises; that it has good and lawful right to grant this easement; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this	Z day of	<u>Cu</u>	nl , 1993.
Attest:		v	The Andrew Christensen Family Limited Partnership
			Sandra J. Christensen
STATE OF UTAH)	SS.	
COUNTY OF)		
			ledged before me this 17 th day of June, 1993, by Sandra istensen Family Limited Partnership, a Limited Partnership.
My commission	expires:	Aug 5	<u> 19</u> 95
Witness my hand		•	David E Edwards
			Notary Public