

COL95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: COLORADO NATIONAL BANK F/K/A  
CENTRAL BANK OF GRAND JUNCTION N.A. TRUSTEE FOR MARJORIE M.  
BANKS BY: HOMER L. HANCOCK (VICE PRESIDENT) AND DERRICK W.  
ROBINSON (ASST. VICE PRESIDENT)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD  
PARCEL NO. E120, 120 NO. 2943-073-00-085 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1714868 10:15 AM 04/20/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

Colorado National Bank f/k/a Central Bank of Grand Junction, N.A., Trustee for Marjorie M. Banks, Grantor, for and in consideration of the sum of One Hundred Four Dollars and 29/100 Dollars (\$104.29), the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys 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. E120 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 W½ 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. 120: 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 137.33 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 85.91 feet;  
 Thence N 07°13'09" E a distance of 1.79 feet;  
 Thence N 45°59'01" E a distance of 14.19 feet;  
 Thence S 02°05'00" W a distance of 97.91 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 927.01 square feet (0.021 +-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 Grantor, its 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. Grantor 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



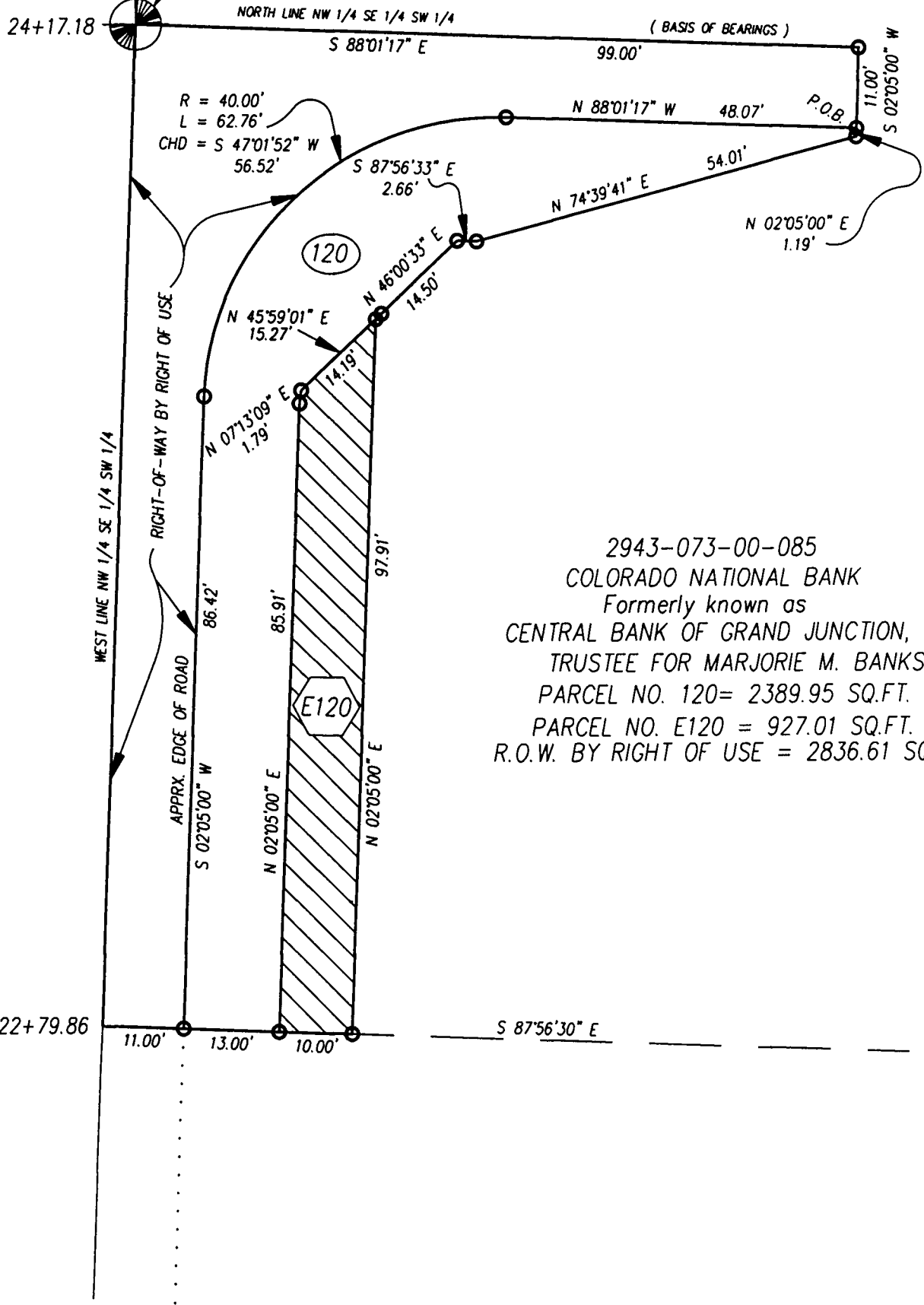
# EXHIBIT "A"

NORTHWEST CORNER  
NW 1/4 SE 1/4 SW 1/4  
SECTION 7  
T 1 S, R 1 E, U.M.

ELM

AVENUE

28 1/4 ROAD



2943-073-00-085  
 COLORADO NATIONAL BANK  
 Formerly known as  
 CENTRAL BANK OF GRAND JUNCTION, N.A.  
 TRUSTEE FOR MARJORIE M. BANKS  
 PARCEL NO. 120 = 2389.95 SQ.FT.  
 PARCEL NO. E120 = 927.01 SQ.FT.  
 R.O.W. BY RIGHT OF USE = 2836.61 SQ.FT.

DRAWN BY: SRP  
 DATE: 03-30-95  
 SCALE: 1" = 20'  
 APPR. BY: \_\_\_\_\_  
 FILE NO: ROW120.DWG

RIGHT-OF-WAY DESCRIPTION MAP

28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION