

CPJ94NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CHRIS P. JOUFLAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 710 NORTH
AVE CRAIGS SUBDIVISION OF LOT 17 CAPITAL HILL SUBDIVISION
(JOUFLAS DRAINAGE) PARCEL NO. 2945-114-18-006

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

BOOK 2040 PAGE 528

Chris P. Jouflas, Grantor, for and in consideration of the sum of One (\$1.00) dollar, the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as PERPETUAL EASEMENT for the installation, operation, maintenance and repair of a concrete drainage pan, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement being more particularly described as follows, to wit:

Beginning at the NW corner of Lot 16, Craig's Subdivision of Lot 17 of Capitol Hill Subdivision, Mesa County, Colorado, thence S 00° 03' 23" E a distance of 12.39 feet to the True Point of Beginning;

Thence S 89° 59' 33" E and parallel to the North line of said Lot, a distance of 132.50 feet;

Thence S 00° 02' 33" E a distance of 4.98 feet;

Thence East a distance of 15.00 feet;

Thence S 00° 02' 35" E a distance of 10.02 feet;

Thence N 89° 59' 33" W a distance of 147.50 feet;

Thence N 00° 03' 23" W a distance of 19.89 feet to the True Point of Beginning.

Containing 2,137.5 sq. ft. more or less.

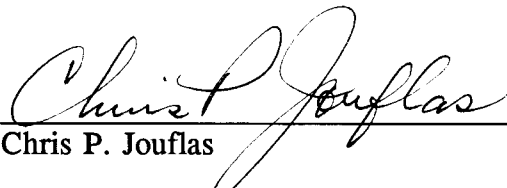
Exhibit "A" is attached hereto and made a part hereof.

Grantor reserves the right to use and occupy the easement area for any purpose not inconsistent with the Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantors and Grantee.

Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.

Grantors further 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 4th day of January, 1994.

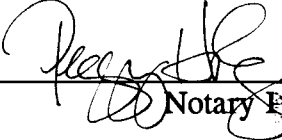

Chris P. Jouflas

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 4th day of January, 1994, by Chris P. Joufflas.

My commission expires 3.3.97

Witness my hand and official seal.



Notary Public

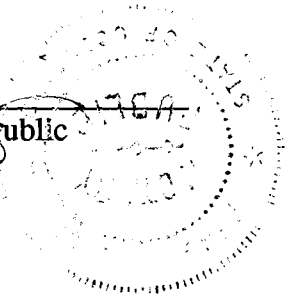
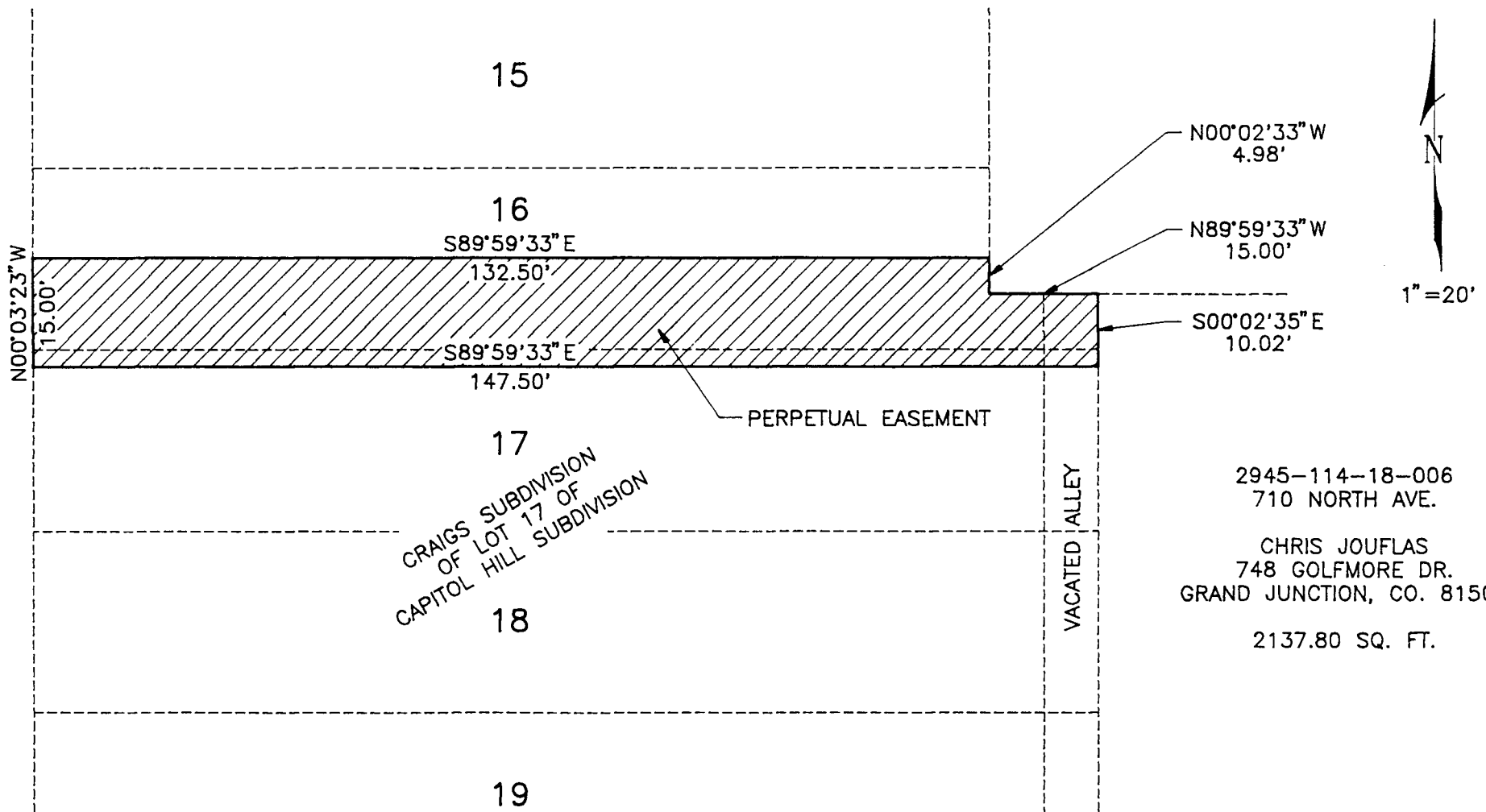


EXHIBIT "A"

7TH STREET



PIE-ESMT.DWG

<p>EASEMENT DESCRIPTION MAP PARCEL NO. <u>2945-114-18-006</u> APPROVED _____ DATE <u>C.A.K. 12/10/93</u></p>	<p>CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT</p> <hr/> <p>JOUFLAS DRAINAGE EASEMENT</p>
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