

CSC02BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: IRRIGATION FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: COLORADO WEST SENIOR CITIZENS, INC., A
COLORADO NON-PROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): BLOCK 1, NORTH
MONTEREY PARK, 999 BOOKCLIFF AVENUE, GRAND JUNCTION, MONTEREY PARK
APARTMENTS

PARCEL NO.: 2945-111-14-978

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF IRRIGATION EASEMENT

2038350 01/31/02 0107PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

Colorado West Senior Citizens, Inc., a Colorado Non-Profit Corporation, Grantor, for and in consideration of the sum of Two Thousand Four Hundred Eight-Two and 88/100 Dollars (\$2,482.88), 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, a Perpetual Irrigation Easement for the installation, operation, maintenance, repair and replacement of irrigation facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

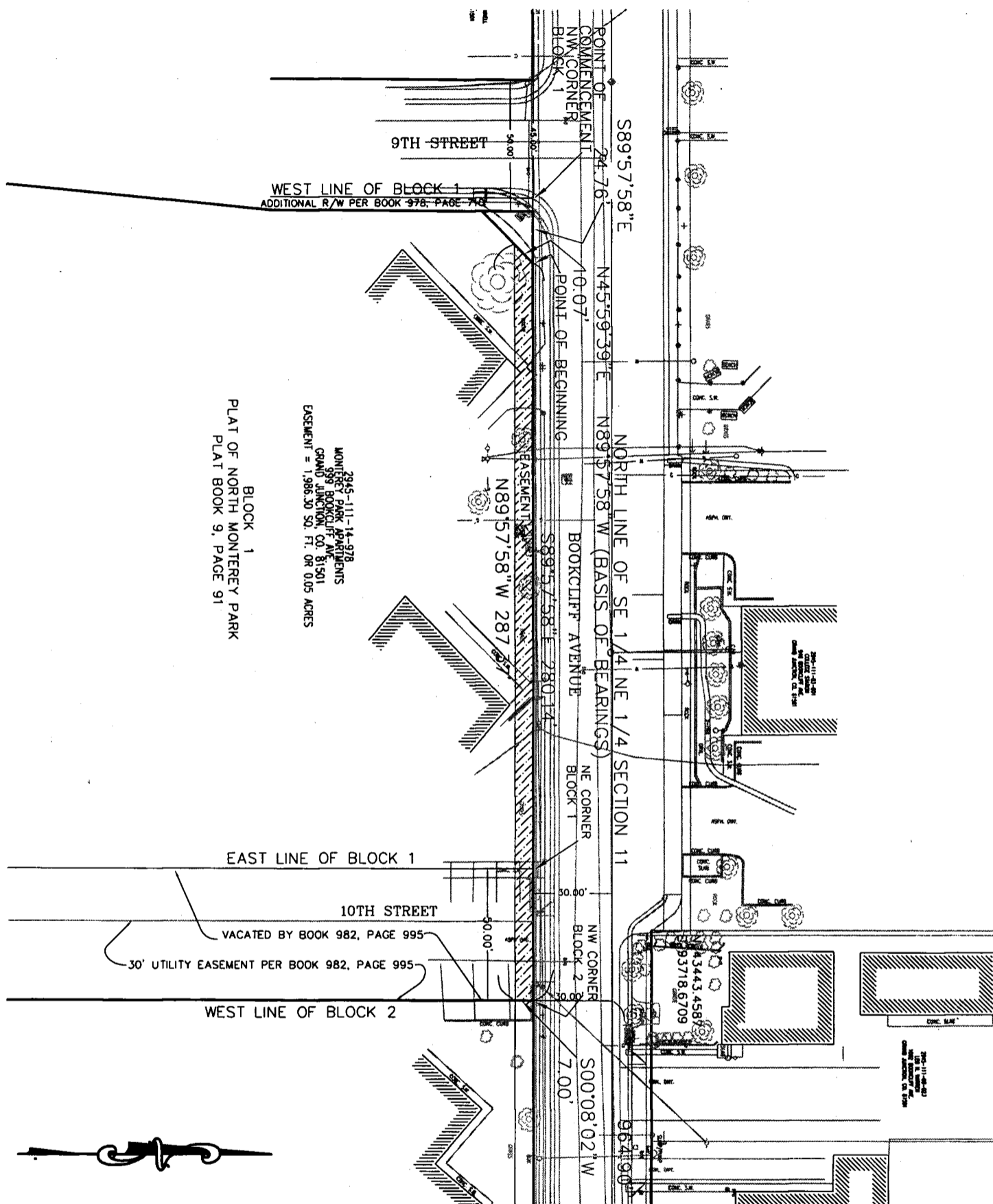
COMMENCING at the Northwest corner of Block 1, Plat of North Monterey Park, as same is recorded in Plat Book 9, Page 91, Public Records of Mesa County, Colorado, and considering the North line of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear N 89°57'58" W with all bearings contained herein being relative thereto; thence S 89°57'58" E along the North line of said Block 1, a distance of 24.76 feet to the TRUE POINT OF BEGINNING; thence continuing S 89°57'58" E along the North line of said Block 1, a distance of 280.14 feet to a point being the Northwest corner of Block 2, said Plat of North Monterey Park; thence S 00°08'02" W, along the West line of said Block 2, a distance of 7.00 feet; thence leaving said West line, N 89°57'58" W along a line 7.00 feet South of and parallel to the North line of said Block 1, a distance of 287.37 feet; thence N 45°59'39" E a distance of 10.07 feet to the POINT OF BEGINNING.

Containing 1,986.30 square feet (0.05 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated 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. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

NE CORNER SE 1/4
NE 1/4 SEC 11, TWP 1S
RGE 1W, UTE MERIDIAN

DRAWN BY: P.T.K.
DATE: 12-18-2001
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: 1055.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
MONTEREY PARK APARTMENTS
2945-111-14-978

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION