

DIN96FAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: DINOSAUR ENTERPRISE, INC., A COLORADO
CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 591 ½ 28 ½ ROAD,
GRAND JUNCTION, LOT 1 BLOCK 3, THE FALLS, FILING ONE

PARCEL NO.: 2943-072-18-013

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

EASEMENT AGREEMENT

1772770 0144PM 09/30/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

WITNESSETH, that THE FALLS HOME OWNER ASSOCIATION INC., a Colorado non-profit organization, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Dinosaur Enterprise, Inc., a Colorado corporation, whose address is P.O. Box 2743, Grand Junction, Colorado 81502, Grantee, its successors and assigns forever, a non-exclusive easement for ingress and egress purposes on, along, over and across the following described real property situate in the County of Mesa, State of Colorado, to wit:

Beginning at the Northwest Corner of Lot 1, Block Three of The Falls - Filing No. One As Amended, situate in the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian;
thence N 89°43'30" E along the North boundary line of said Lot 1 a distance of 80.00 feet to the Northeast Corner of said Lot 1;
thence along the boundary line of Tract "B" of The Falls - Filing No. One As Amended the following three (3) courses and distances:

1. 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", and a long chord bearing N 45°16'29" W a distance of 28.28 feet;
2. S 89°43'31" W a distance of 32.82 feet;
3. 27.21 feet along the arc of a curve to the left having a radius of 372.50 feet, a central angle of 04°11'05", and a long chord bearing S 87°37'59" W a distance of 27.20 feet;

thence leaving the boundary line of said Tract "B", S 00°16'30" E a distance of 19.00 feet to the Point of Beginning.

The easement granted above shall be appurtenant to and for the benefit of the following described real property:

Lot 1, Block Three of The Falls - Filing No. One As Amended situate in the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

Grantee shall have the right to use the easement as a driveway for vehicular and pedestrian access to and from the real property benefitted by this easement; provided, however that the Grantor shall have the right to continue to use the real property burdened by this easement for purposes which will not interfere with Grantee's full use and enjoyment of the rights herein granted.

It is understood and agreed that this agreement as written covers all the agreements and stipulations between the parties hereto. No alterations, amendments, changes or modifications to this Easement Agreement shall be valid unless they are contained in an instrument which is executed by all parties with the same formality as this Easement Agreement.

Signed and delivered this 30 day of September, 1996.

Attest:

The Falls Home Owner Association, Inc.,
Colorado non-profit organization


Secretary


President

Accepted by the Grantee this 30 day of September, 1996.

Dinosaur Enterprise, Inc.,
A Colorado corporation


Ebrahim Seghatofslami, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of September, 1996, by David A. Sica as President and attested to by Janet M. Heaus as Secretary of The Falls Home Owner Association, a Colorado non-profit organization.

My commission expires: 6-2-98
Witness my hand and official seal.



Kathleen Breitenbach
Notary Public

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of September, 1996, by Ebrahim Seghatoleslami as President of Dinosaur Enterprise, Inc., a Colorado corporation.

My commission expires: 6-2-98
Witness my hand and official seal.



Kathleen Breitenbach
Notary Public