

DLC95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DANIEL L. CRAMLETT AND ROBERTA
G. CRAMLETT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 541 28 1/4
ROAD PARCEL NO. E141 NO. 2943-073-00-171 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1712068 02:25 PM 03/20/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

DANIEL L. CRAMLETT and ROBERTA G. CRAMLETT, Grantors, for and in consideration of the sum of Two Hundred Twelve and 50/100 Dollars (\$212.50), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey 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. E141 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 tree planting purposes, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the NE¼ NW¼ 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 Easement being more particularly described by the following metes and bounds, to wit:

Easement No. 141: Commencing at a point on the East line of the NE¼ NW¼ SW¼ of Section 7 from whence the Southeast Corner of the NW¼ SW¼ of said Section 7 bears S 02°07'08" W a distance of 791.91 feet with all bearings contained herein being relative thereto; thence N87°52'52" W a distance of 26.00 feet to the True Point of Beginning;

Thence N 87°52'52" W a distance of 10.00 feet;

Thence N 02°07'08" E a distance of 85.00 feet;

Thence S 87°52'52" E a distance of 10.00 feet;

Thence S 02°07'08" W a distance of 85.00 feet to the True Point of Beginning;

The above described parcel of land contains 850.00 square feet (0.020 +-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 area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors and the Grantors' 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. Grantors 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 of the Grantee's rights herein granted; provided, however, Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement area.

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

Signed this 17th day of March, 1995.

Daniel L. Cramlett
Daniel L. Cramlett

Roberta G. Cramlett
Roberta G. Cramlett

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of March, 1995, by Daniel L. Cramlett and Roberta G. Cramlett.

Witness my hand and official seal.

My commission expires 3-3-97

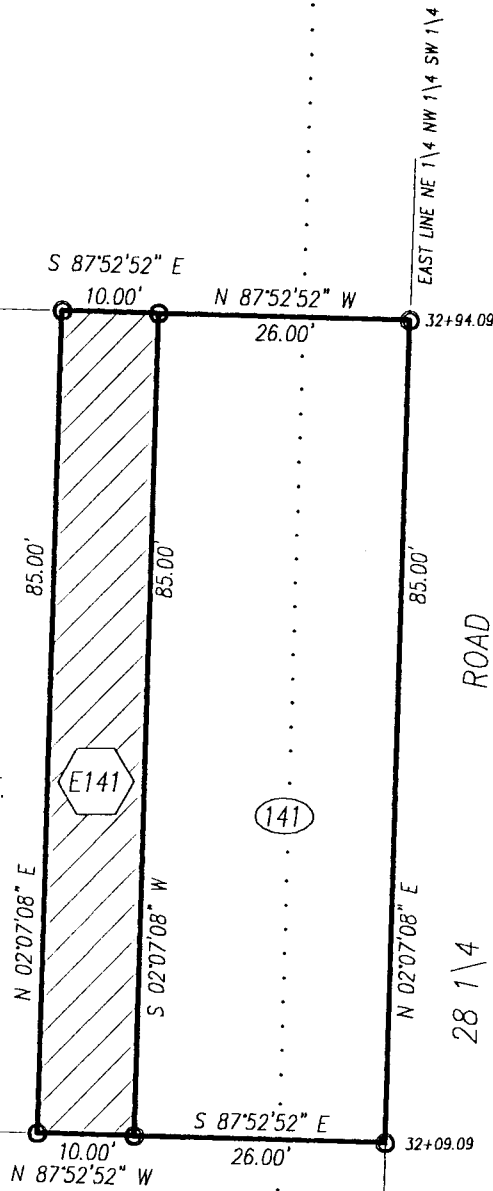
Recorder's Note: No Notary Seal
When Recorded

Peppy Holquin
Notary Public

EXHIBIT "A"

STA. 32+09.09 TO STA. 32+94.09

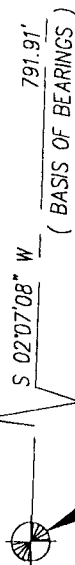
2943-073-00-171
 DANIEL L. AND ROBERTA G. CRAMLETT
 541 28 1/4 ROAD
 PARCEL NO. 141 = 2210.00 SQ.FT.
 PARCEL NO. E141 = 850.00 SQ.FT.
 R.O.W BY RIGHT OF USE = 935.00 SQ.FT.



COLUMBINE ENTRANCE

ROAD

28 1/4



SW 1/16 CORNER
 SECTION 7
 T. 1 S., R 1 E., U.M.
 (STA 24+17.18)

DRAWN BY: SRP
 DATE: 01\18\95
 SCALE: 1" = 20'
 APPR. BY: _____
 FILE NO: ROW141.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