

DOD95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: PHILLIS DODGE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 527 28 1/4
ROAD PARCEL NO. E125, NO. 2943-073-00-045 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1710823 02:36 PM 03/06/95
 MONIKA TODD CLK&REC MESA COUNTY CO
 DOC EXEMPT

PHYLLIS DODGE, Grantor, for and in consideration of the sum of One Ninty-Five and 37/100 Dollars (\$195.37), 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. E125 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 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 Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. E125: Commencing at the Southeast corner of the NW¼ SW¼ of said Section 7, thence along the East line of said NW¼ SW¼ N 02°07'08" E a distance of 128.00 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 30.00 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 22.66 feet;

Thence N 05°56'19" E a distance of 47.45 feet;

Thence S 87°52'52" E a distance of 6.84 feet;

Thence S 02°07'08" W a distance of 70.00 feet to the True Point of Beginning;

The above described parcel of land contains 625.18 square feet (0.014 +-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 Grantor, her 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 of the Grantee's rights herein granted; provided, however, Grantor hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantor 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.

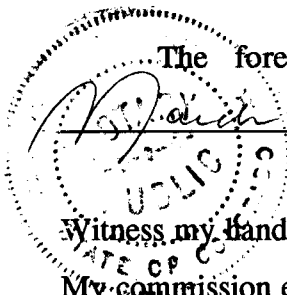
3. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 3 day of March, 1995.

Phyllis Dodge
Phyllis Dodge

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of _____, 1995, by Phyllis Dodge.



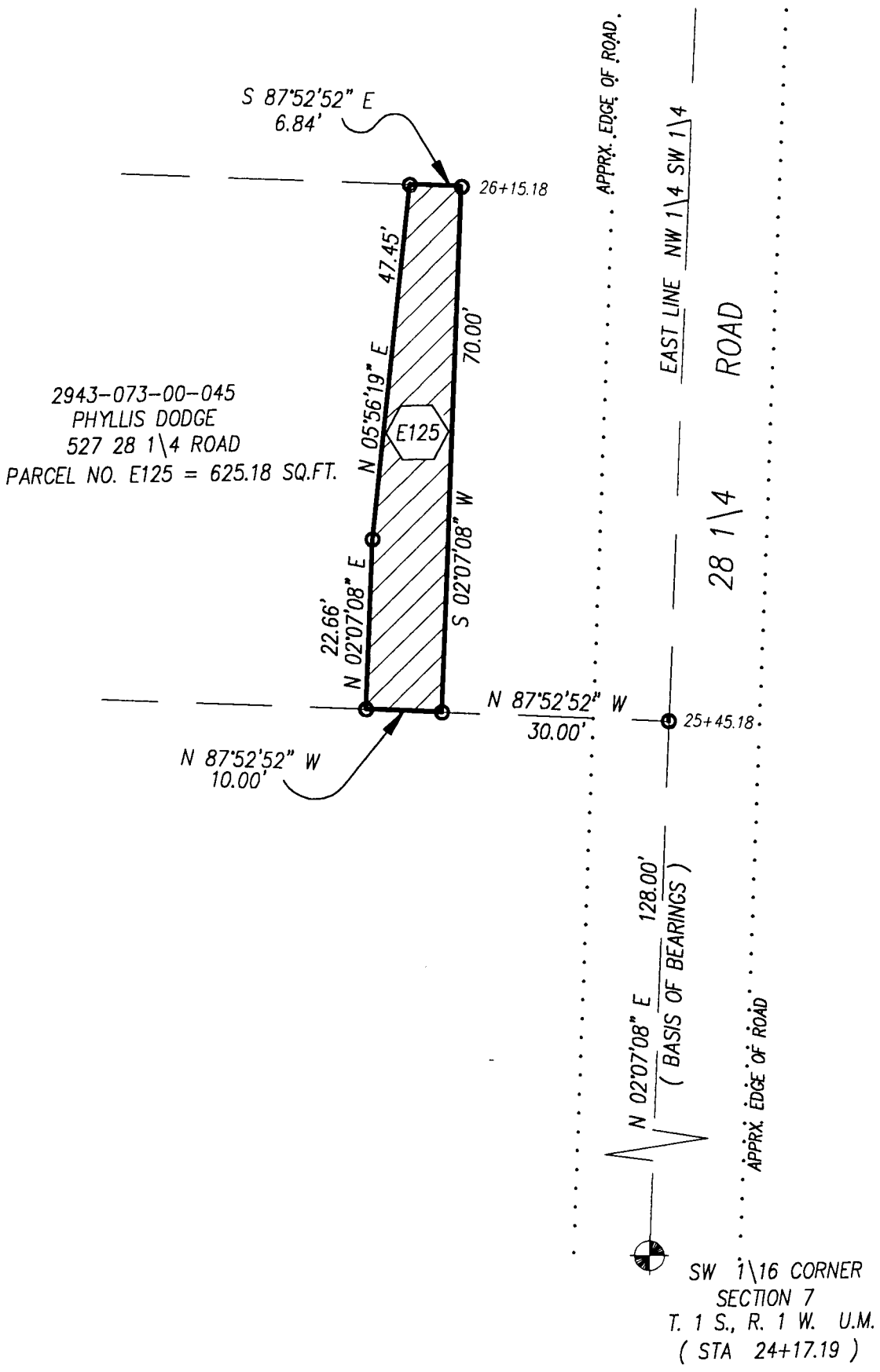
Witness my hand and official seal.

My commission expires March 3, 1997

Phyllis Dodge
Notary Public

EXHIBIT "A"

STA. 25+45.18 TO STA. 26+15.18



DRAWN BY: SRP
 DATE: 01\11\95
 SCALE: 1" = 20'
 APPR. BY: Jim W.
 FILE NO: ROW125.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