

EDD08H50

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (PEDESTRIAN)
NAME OF PROPERTY OWNER OR GRANTOR:	DAVID M. EDDY – EDDY'S USED CAR LOT
PURPOSE:	PEDESTRIAN EASEMENT
ADDRESS:	2682 HIGHWAY 50
TAX PARCEL NO.:	2945-261-00-033
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF PEDESTRIAN EASEMENT

David M. Eddy, 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, has granted and conveyed, and by these presents does hereby 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 Pedestrian Easement for the use and benefit of Grantee and for the use and benefit of the Public, as approved by Grantee, as a perpetual easement for the ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A certain strip of land for easement purposes located in the SE $\frac{1}{4}$, NE $\frac{1}{4}$ SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, STATE OF
COLORADO:

COMMENCING AT THE NE 1/16 CORNER OF SAID SECTION 26;
THENCE S 89°48'00" E 459.10 FEET ALONG THE NORTH LINE OF
THE SE $\frac{1}{4}$ OF SAID SECTION 26;
THENCE SOUTH 30.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 4.00 FEET;
THENCE N 89°48'00" W 90.00 FEET;
THENCE NORTH 4.00 FEET;
THENCE S 89°48'00" E 90.00 FEET MORE OR LESS TO THE
POINT OF BEGINNING.

Said parcel contains 360 square feet, more or less, as described herein and depicted on
"Exhibit A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

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

3. If the pedestrian improvements contemplated to be built within the Easement are not constructed or are abandoned, Grantor shall have the option to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 30th day of June, 2008.

David M Eddy
David M. Eddy

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of June, 2008, by David M. Eddy.

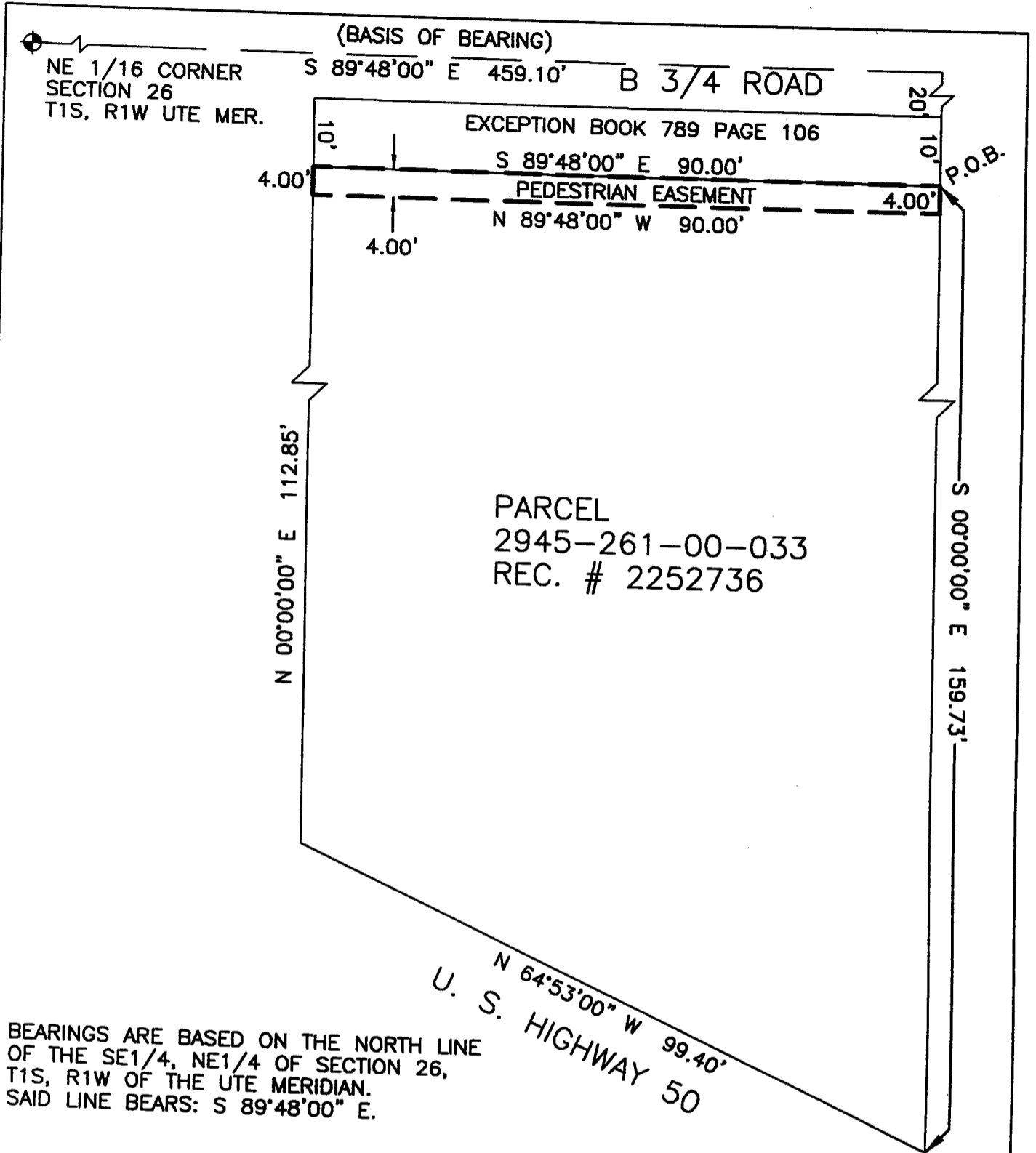
My commission expires 10/29/2009.

Witness my hand and official seal.

Gayleen Henderson
Notary Public

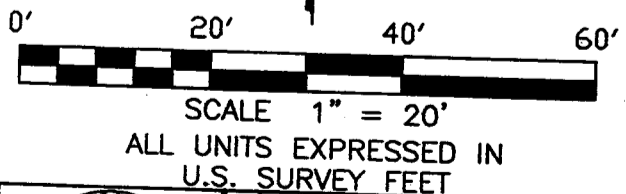


EXHIBIT "A"



BEARINGS ARE BASED ON THE NORTH LINE OF THE SE 1/4, NE 1/4 OF SECTION 26, T1S, R1W OF THE UTE MERIDIAN. SAID LINE BEARS: S 89°48'00" E.

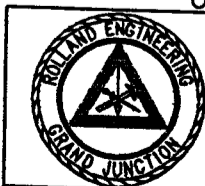
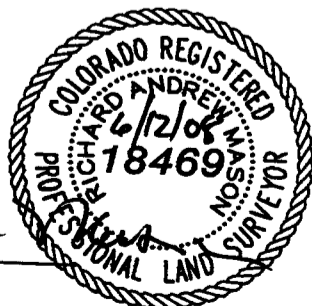
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the Office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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



Richard A. Mason

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

6/12/08
Date



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\A7277\A7277PERMITS.DWG			
EXHIBIT			
PEDESTRIAN EASEMENT			
SE 1/4, NE 1/4, SECTION 26			
T1S, R1W, UTE MERIDIAN			
CITY OF GRAND JUNCTION			
MESA COUNTY, COLORADO			
Designed	Checked	Proj	Sheet
RAB	RAM	A7277	1
Date	Date	Date	Of
4/25/2008	5/28/08		10F1

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