

EDD95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BEVERLY A. EDDY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 519 28 1/4
ROAD PARCEL NO. E113 NO. 2943-073-00-160 RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BEVERLY A. EDDY, Grantor, for and in consideration of the sum of One Hundred Five and 67/100 Dollars (\$105.67), 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. E113 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 SW¼ 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:

Commencing at a point on the East line of the SW¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, from whence the Northeast Corner of the SW¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 329.19 feet with all bearings contained herein being relative thereto; thence N 87°59'08" W a distance of 30.0 feet to a point on the West right-of-way line for 28¼ Road and the True Point of Beginning;
Thence N 87°59'08" W a distance of 7.12 feet;
Thence S 01°15'54" W a distance of 50.0 feet;
Thence S 87°59'08" E a distance of 6.41 feet to a point on the West right-of-way line for 28¼ Road;
Thence N 02°05'00" E along the West right-of-way line for 28¼ Road a distance of 50.0 feet to the True Point of Beginning,

containing 338.15 square feet 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 6th day of March, 1995.

Beverly A. Eddy
Beverly A. Eddy

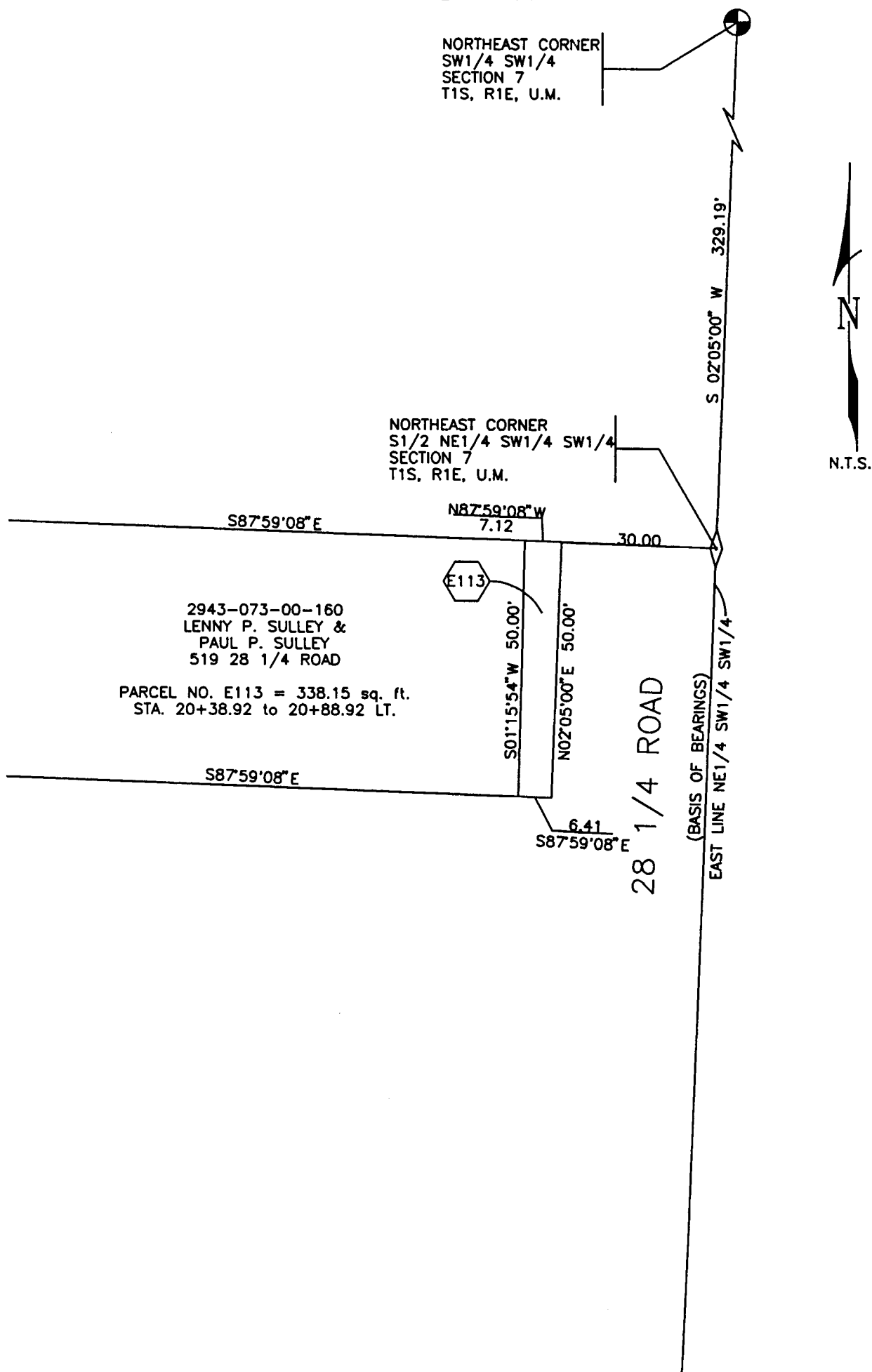
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of March, 1995, by Beverly A. Eddy.

Witness my hand and official seal.
My commission expires 10-06-96

Mary J. Hull
Notary Public
MARY J. HULL
NOTARY
PUBLIC
STATE OF COLORADO

EXHIBIT "A"



R.O.W. DESCRIPTION MAP
 E113
 PARCEL NO. STA. 20+38.92 to 20+88.92 LT.
 APPROVED *Tom Woodmansee*
 DATE _____ DRAWN BY C.L.M. 12/21/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.