

EDW910RC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: A. GLENN EDWARDS AND EVA R.
EDWARDS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2840 ORCHARD
AVE. NO. 2943-072-00-065

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1570992 01:41 PM 05/20/91
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

P E R M A N E N T E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS, that A. GLENN EDWARDS AND EVA R. EDWARDS, Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the THE CITY OF GRAND JUNCTION, a municipal corporation, Grantee, receipt of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the said Grantee, its successors and assigns, a PERPETUAL EASEMENT for the installation and maintenance of road base material to support curb, gutter and sidewalk on the following described premises, to wit:

Commencing at the SE corner of the NW 1/4 of Section 7, T1S, R1E, Ute Meridian;
THENCE West along the South line of the Northwest quarter of Section 7 a distance of 655.17 feet;
THENCE North a distance of 56.28 feet to the POINT OF BEGINNING;
THENCE North a distance of 2.72 feet;
THENCE East a distance of 48.13 feet;
THENCE N 88° 51' 07" E a distance of 49.91 feet;
THENCE East a distance of 96.90 feet;
THENCE South a distance of 1.73 feet;
THENCE S 89° 24' 54" W a distance of 194.94 feet to the POINT OF BEGINNING.

AND

Commencing at the SE cor of the NW 1/4 of Section 7, T1S, R1E, Ute Meridian;
THENCE West along the South line of the Northwest quarter of Section 7 a distance of 396.24 feet;
THENCE North a distance of 58.93 feet to the POINT OF BEGINNING;
THENCE North a distance of 1.51 feet;
THENCE N 87° 42' 55" E a distance of 39.13 feet;
THENCE East a distance of 27.14 feet;
THENCE South a distance of 2.38 feet;
THENCE S 89° 24' 11" W a distance of 66.24 feet to the POINT OF BEGINNING.

As shown on attached Exhibit "A".

The Grantors hereby covenant with the 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 5th day of April, 1991.

A. Glenn Edwards
A. Glenn Edwards

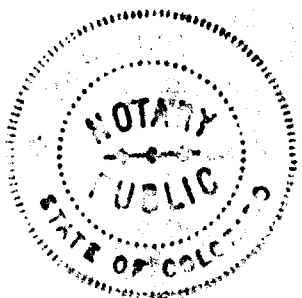
Eva R. Edwards
Eva R. Edwards

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of April, 1991, by A. Glenn Edwards and Eva P. Edwards.

My commission expires 2, 3, 93.

Witness my hand and official seal.



Robert H. [Signature]
Notary Public

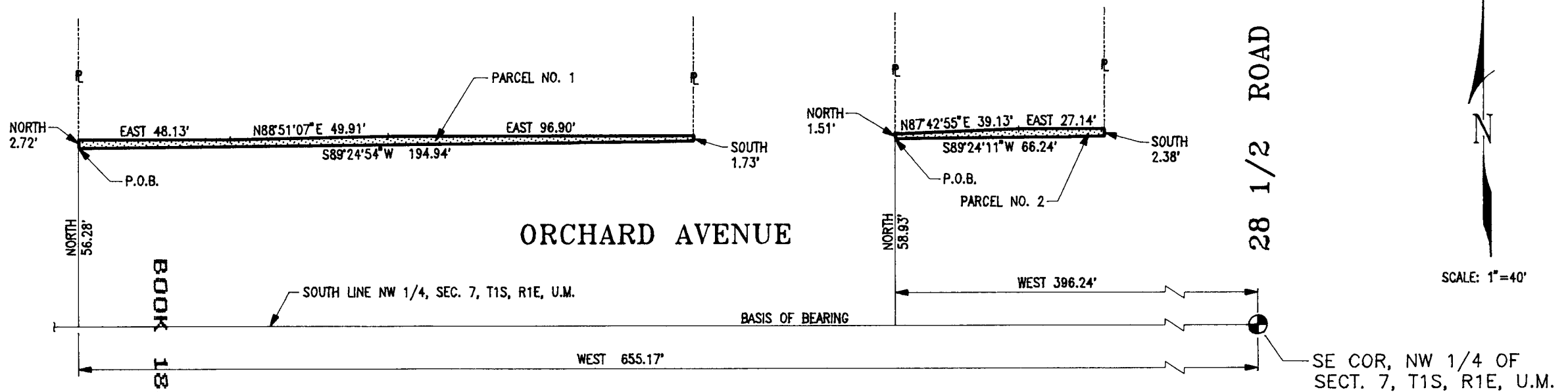
Address: 250 W. 13th St.
Arvada, Colorado 8001

EXHIBIT - "A"

2943-072-00-065
 A. GLENN EDWARDS &
 EVA R. EDWARDS
 2840 ORCHARD AVE.
 GRAND JUNCTION, CO.
 81501

AREAS

PARCEL NO. 1	458.10 SQ. FT.
PARCEL NO. 2	150.00 SQ. FT.



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PERMANENT EASEMENT

R.O.W. DESCRIPTION MAP
 PARCEL NO. 2943-072-00-065
 APPROVED _____
 DATE DRAWN BY: C.A.K. 2-27-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 ORCHARD AVENUE AT 28 1/2 ROAD

89040R20.DWG