

EME02GNW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC SIDEWALK

NAME OF PROPERTY OWNER OR GRANTOR: BETTY LYNN EMERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1401
GLENWOOD AVENUE

PARCEL NO.: 2945-123-21-017

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

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DATE RECORDED

Book 3296 Page 339

2108635 03/07/03 0329PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SIDEWALK EASEMENT

Betty Lynn Emerson, Grantor, for and in consideration of the installation, maintenance and repair of public sidewalk improvements by Grantee, 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 Easement for the installation, maintenance and repair of public sidewalk improvements, on, along, over, under, through and across the following described parcel of land, to wit:

The North Four (4.0) Feet of Lot 3, Exposition Arcade, as recorded at Plat Book 7 at Page 68, Office of the Mesa County Clerk and Recorder; EXCEPT road right of way along the East side of Lot 4 as described in Book 755 at Page 280;

Containing 242.14 square feet 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 of ingress and egress for 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 utility construction and repair machinery.

Executed and delivered this 24th day of December, 2002.

Betty Lynn Emerson
Betty Lynn Emerson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24 day of DECEMBER, 2002, by Betty Lynn Emerson

My commission expires 8/9/06
Witness my hand and official seal.



Lora Emerson
Notary Public