

FPC99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: FIRST PRESBYTERIAN CHURCH OF GRAND JUNCTION,
COLORADO, BY J. STEPHEN GAMMILL, PRESIDENT AND ROGER KOCH, SECRETARY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: IRRIGATION EASEMENT FOR
EAST SIDE OF 27 1/2 ROAD BETWEEN CORTLAND AVENUE AND G ROAD - 3940 27 1/2 ROAD,
PARCEL NO. 2945-011-00-951

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF IRRIGATION EASEMENT

First Presbyterian Church of Grand Junction, Colorado, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Six Hundred Six and 00/100 Dollars (\$606.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, for the use and benefit of Grantee and for the use and benefit of the Grand Valley Water Users' Association, its successors and assigns, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of irrigation facilities, on, along, over, under, through and across the following described parcel of land, to wit:

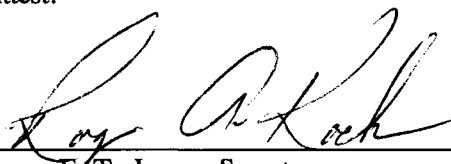
Commencing at the Southwest Corner of the Northwest 1/4 of the Northeast 1/4 (NW 1/4 NE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW 1/4 NE 1/4 of said Section 1 to bear N 00°03'02" E with all bearings contained herein being relative thereto; thence N 00°03'02" E along the West line of said NW 1/4 NE 1/4 a distance of 514.08 feet; thence leaving said West line, S 89°56'58" E a distance of 33.00 feet to a point on the East right-of-way line for 27 1/2 Road as described by Quit Claim Deed recorded in Book 1873 at Page 162 in the office of the Mesa County Clerk and Recorder, said point being the **True Point of Beginning**; thence N 00°03'02" E along said East right-of-way line for 27 1/2 Road a distance of 151.50 feet; thence leaving said right-of-way line, S 89°56'58" E a distance of 8.00 feet; thence S 00°03'02" W a distance of 151.50 feet; thence N 89°56'58" W a distance of 8.00 feet to the Point of Beginning, containing 1,212.00 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, subject to the terms and conditions contained herein.

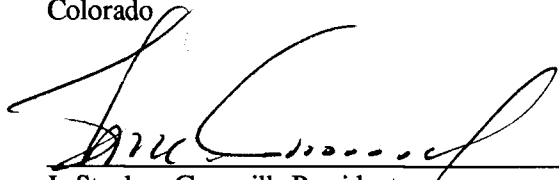
1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or the Grand Valley Water Users' Association, or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 14th day of March, 1999.

Attest:


James F. TerLouw, Secretary
Roger Koch

First Presbyterian Church of Grand Junction,
Colorado

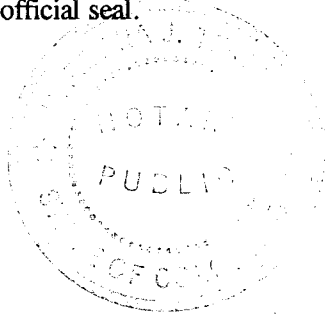

J. Stephen Gammill, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of March, 1999,
by J. Stephen Gammill as President and attested to by ~~James F. TerLouw~~ ^{Roger Koch} as Secretary of First Presbyterian
Church of Grand Junction, Colorado, a Colorado non-profit corporation.

My commission expires: 6/8/02

Witness my hand and official seal.



Barbara J. TerLouw
Notary Public

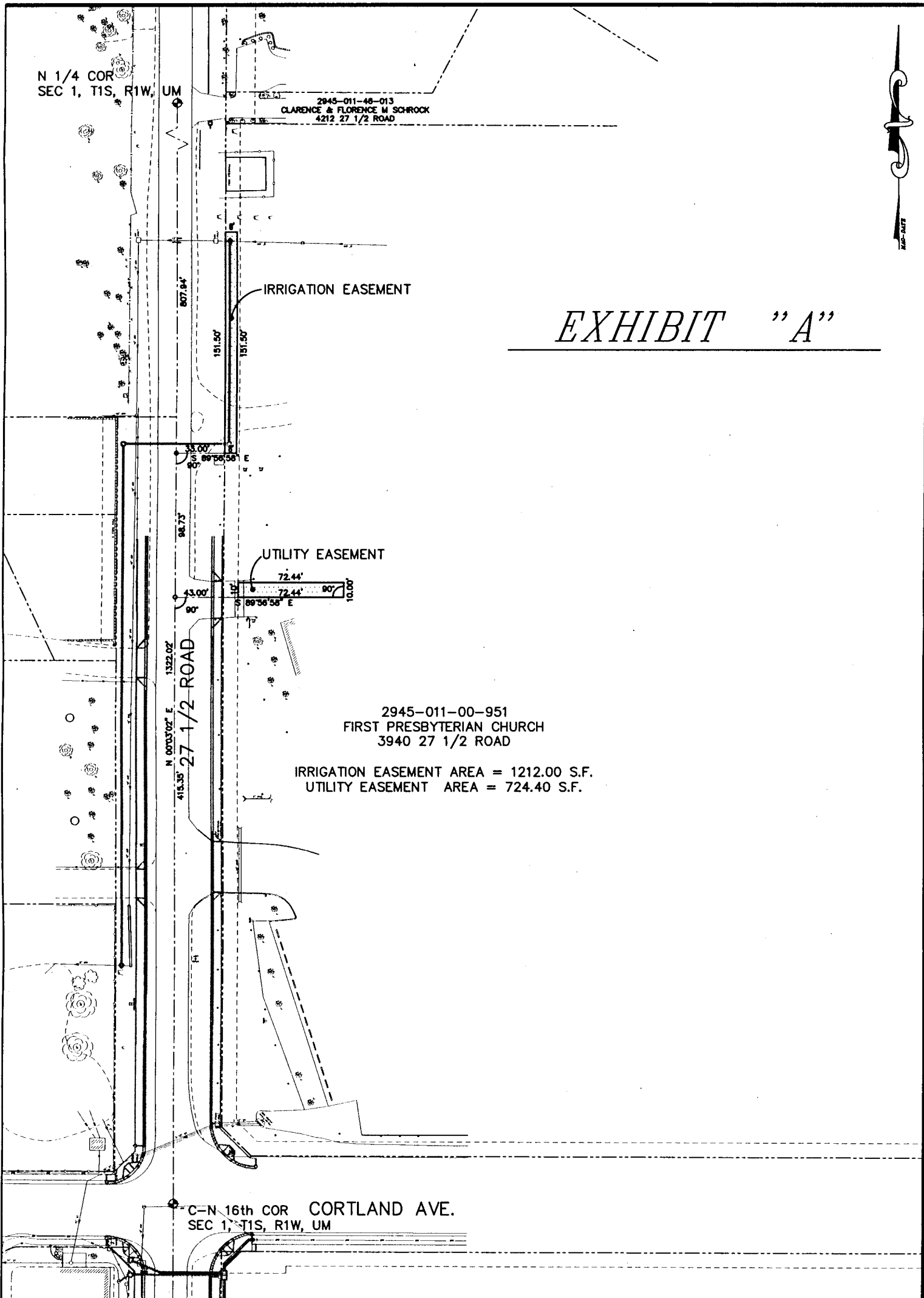


EXHIBIT "A"

IRRIGATION EASEMENT AREA = 1212.00 S.F.
 UTILITY EASEMENT AREA = 724.40 S.F.

DRAWN BY: JCS
 DATE: 2-2-99
 SCALE: 1" = 80'
 APPR. BY: IW
 FILE NO: 01100951.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

11/00/91 (mg) 2-2-99 84259 (4) JCS