

GIF95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GREGORY I. FRAME AND GRACE F.  
FRAME

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 530 28 1/4  
ROAD PARCEL NO. E126 NO. 2943-073-00-041 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

BOOK 2131 PAGE 910

1710980 09:41 AM 03/08/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

GREGORY I. FRAME and GRACE F. FRAME, Grantors, for and in consideration of the sum of Two Hundred Fifty Two and 18/100 Dollars (\$252.18), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey 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. E126 of City of Grand Junction 28 $\frac{1}{4}$  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 NE $\frac{1}{4}$  SW $\frac{1}{4}$  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 the Southwest corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 and considering the West line of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto; thence N 02°07'08" E along the West line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 238.00 feet; thence S 87°52'52" E a distance of 30.00 feet to a point on the East right-of-way line for 28 $\frac{1}{4}$  Road and the True Point of Beginning;  
Thence N 02°07'08" E along the East right-of-way for 28 $\frac{1}{4}$  Road a distance of 72.39 feet;  
Thence N 04°52'28" E a distance of 3.32 feet;  
Thence N 48°34'31" E a distance of 14.47 feet;  
Thence S 04°52'28" W a distance of 13.54 feet;  
Thence S 02°07'08" W a distance of 72.15 feet;  
Thence N 87°52'52" W a distance of 10.00 feet to the True Point of Beginning,  
containing 806.97 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 Grantors and the Grantor's 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. Grantors 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, Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors 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. Grantors hereby covenants with 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 forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 1st day of March, 1995.

Gregory I. Frame  
Gregory I. Frame

Grace F. Frame  
Grace F. Frame

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 1st day of March, 1995, by Gregory I. Frame and Grace F. Frame.

Witness my hand and official seal.

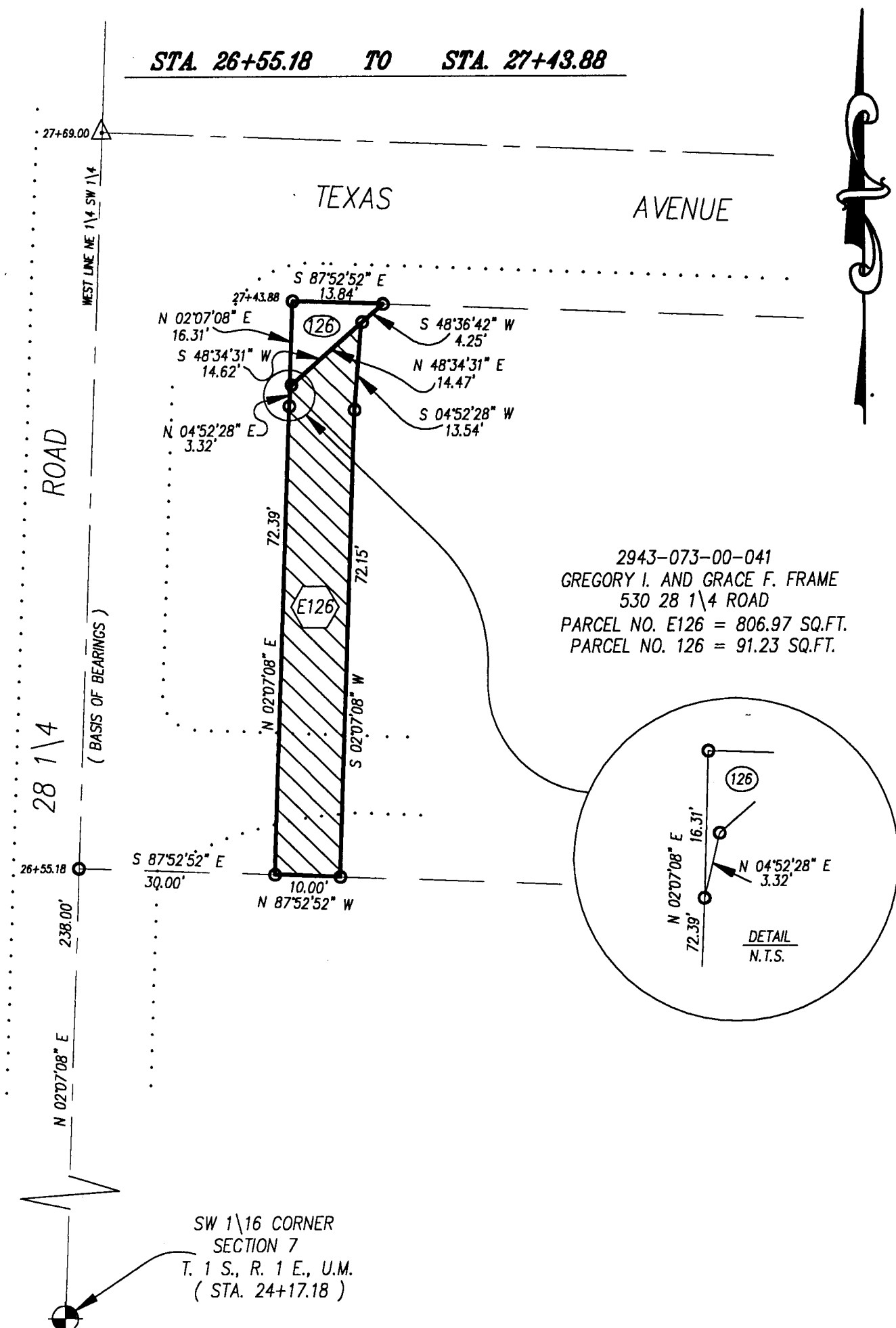
My commission expires 2/28/98



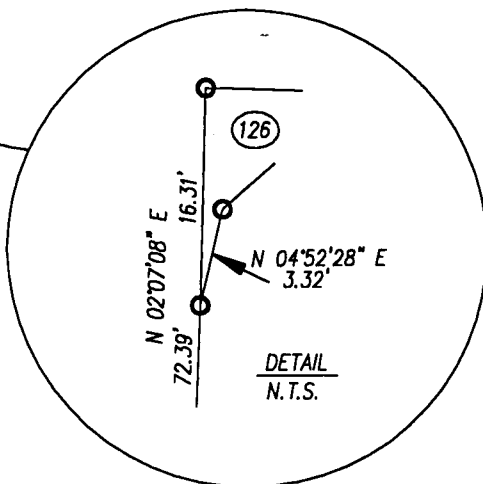
Tom Woodmansee  
Notary Public

# EXHIBIT "A"

STA. 26+55.18 TO STA. 27+43.88



2943-073-00-041  
 GREGORY I. AND GRACE F. FRAME  
 530 28 1/4 ROAD  
 PARCEL NO. E126 = 806.97 SQ.FT.  
 PARCEL NO. 126 = 91.23 SQ.FT.



SW 1/16 CORNER  
 SECTION 7  
 T. 1 S., R. 1 E., U.M.  
 ( STA. 24+17.18 )

DRAWN BY: SRP  
 DATE: 01\26\95  
 SCALE: 1" = 20'  
 APPR. BY: Jim W.  
 FILE NO: ROW126.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION