

GLH99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GENEVA I. HYDE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 633 27 ½ ROAD, 27 ½ ROAD TO G
RAOD, PARCEL NO. 2945-013-00-055, IRRIGATION AND DRAINAGE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAISE DOCUMENT

1899784 04/28/99 0159PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF IRRIGATION AND DRAINAGE EASEMENT

Geneva I. Hyde, Grantor, for and in consideration of the sum of Two Hundred Thirty One and 60/100 Dollars (\$231.60), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents do 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 and drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of the Northeast 1/4 of the Southwest 1/4 (NE 1/4 SW 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 East line of the NE 1/4 SW 1/4 of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence N 00°02'18" E along the East line of the NE 1/4 SW 1/4 of said Section 1 a distance of 433.00 feet; thence leaving the East line of said NE 1/4 SW 1/4, S 88°17'18" W a distance of 30.02 feet to the True Point of Beginning; thence S 88°17'18" W a distance of 30.96 feet; thence S 01°42'42" E a distance of 5.00 feet; thence N 88°17'18" E a distance of 30.80 feet; thence N 00°02'18" E a distance of 5.00 feet to the Point of Beginning, containing 154.40 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 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 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 and demands of all persons whomsoever.

Executed and delivered this 27th day of April, 1999.

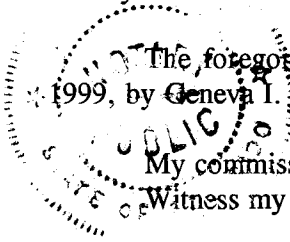
Geneva I. Hyde
Geneva I. Hyde

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of April, 1999, by Geneva I. Hyde.

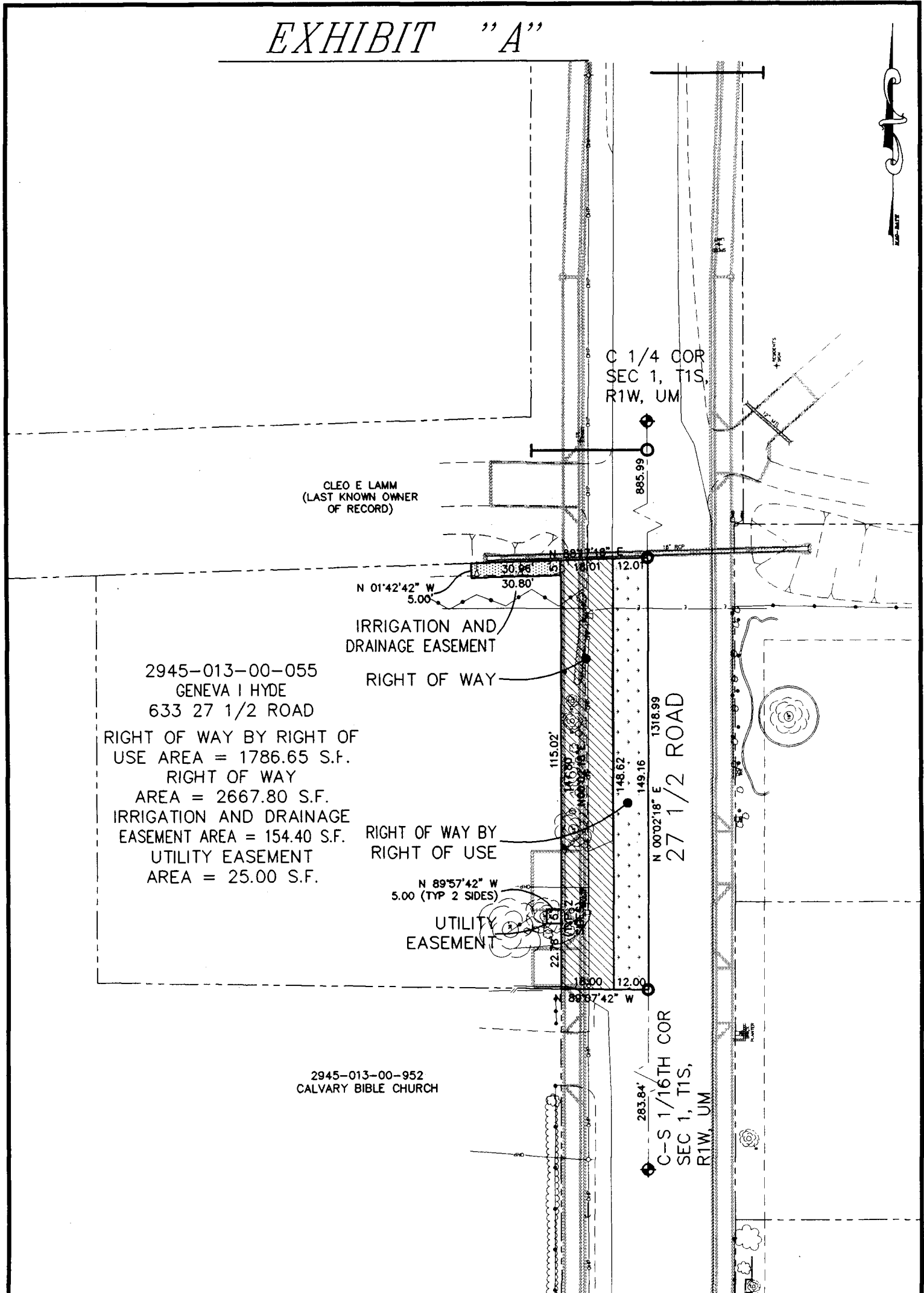
My commission expires: 3.3.01

Witness my hand and official seal.



Peggy H. Quinn
Notary Public

EXHIBIT "A"



DRAWN BY: JCS
 DATE: 4-21-99
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: 01300055.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