

GML08NTH

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	GRAND MESA LITTLE LEAGUE, INC.
PURPOSE:	WATERLINE EASEMENT AT PLAZA ON NORTH AVENUE
ADDRESS:	2878 NORTH AVENUE
PARCEL #:	2943-074-00-038
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2 PAGE DOCUMENT

**GRANT OF EASEMENT**

**Grand Mesa Little League, Inc., a Colorado non-profit corporation, Grantor,** for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, operation, maintenance, repair and replacement of an underground water pipeline and appurtenances related thereto, together with the right of ingress and egress for worker and equipment on, along, over, under, through and across the following described parcel of land, to wit:

A strip of land for a perpetual easement situate in the NW1/4 SE1/4 SE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

The South 10.0 feet measured at right angles of the NW1/4 SE1/4 SE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian;

EXCEPT the West 287 feet of said NW1/4 SE1/4 SE1/4.

Said parcel contains 6,589 square feet, more or less, 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has a 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 24th day of July, 2008.

Grand Mesa Little League, Inc.,  
a Colorado non-profit corporation

By: David Mantlo  
David Mantlo, President

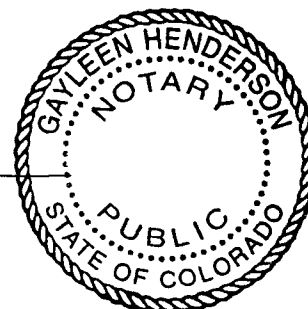
State of Colorado )  
  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 24th day of July, 2008 by David Mantlo, as President of Grand Mesa Little League, Inc., a Colorado non-profit corporation.

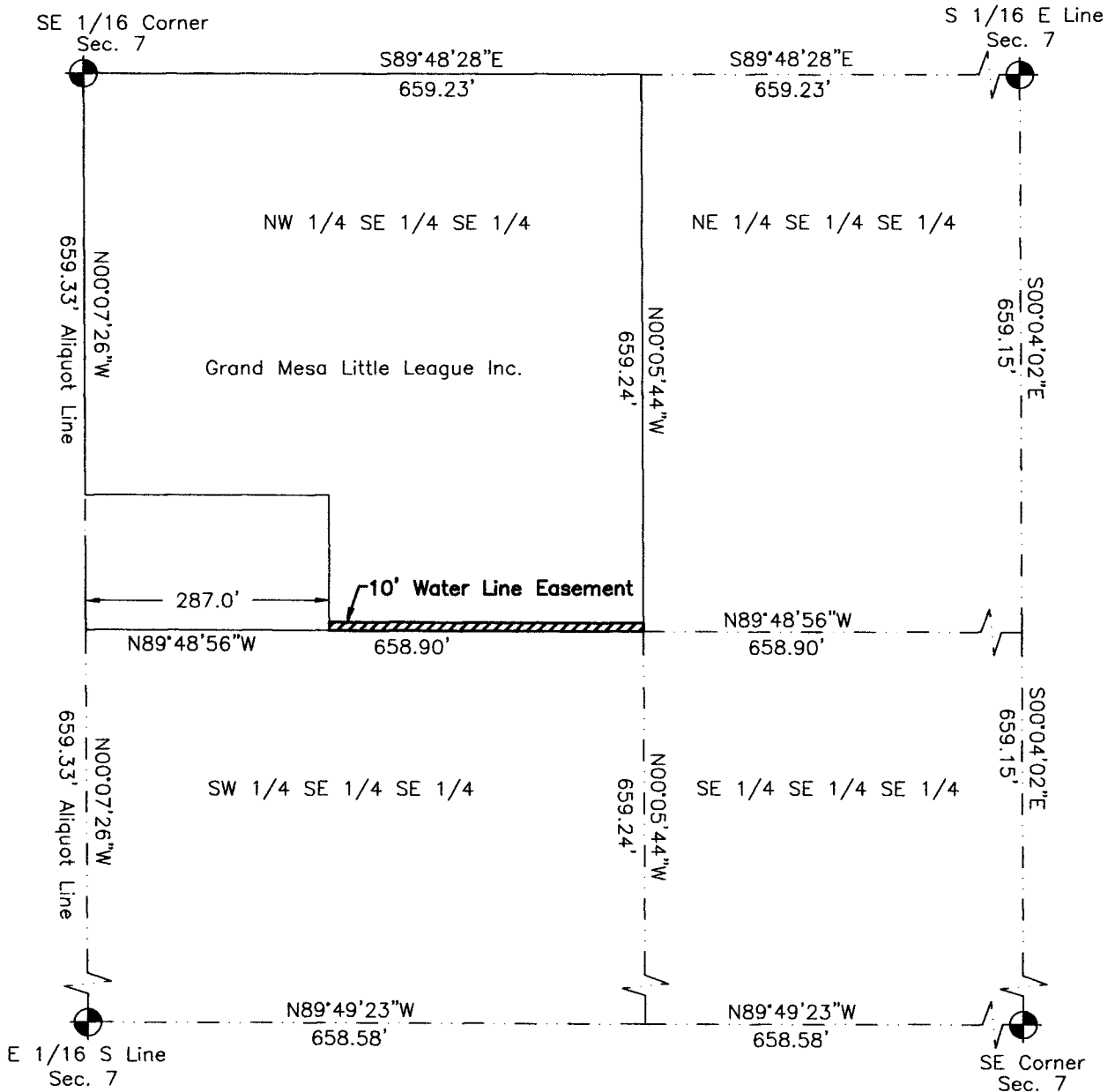
My commission expires 10/29/2009.

Witness my hand and official seal.

Gayleen Anderson  
Notary Public



A PORTION OF SECTION 7  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST  
 UTE MERIDIAN  
 MESA COUNTY, COLORADO



**SURVEYORS CERTIFICATE**

I hereby certify that I was in responsible charge of the survey represented by this plat and it was prepared from a field survey completed by me or under my direct supervision.

Thomas W. Sylvester,  
 PE 14249 & PLS 38005



SCALE 1" = 200'

⊙ Fnd Sec Mon

**EASEMENT EXHIBIT A**

Grand Mesa Little League Inc.  
 Water Line Easement

