

GUT0125R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PEDESTRIAN SIDEWALK

NAME OF PROPERTY OWNER OR GRANTOR: DWIGHT D. GUTHRIE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 555 25 ROAD, GRAND
JUNCTION

PARCEL NO.: 2945-091-00-151

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1999142 06/04/01 0240PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SIDEWALK EASEMENT

Dwight D. Guthrie, 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, for the use and benefit of Grantee and for the use and benefit of the General Public, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of a pedestrian sidewalk, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the East 1/4 Corner of Section 9, 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 Southeast 1/4 of the Northeast 1/4 (SE 1/4 NE 1/4) of said Section 9 to bear N 00°05'45" W with all bearings contained herein being relative thereto; thence S 89°55'50" W along the South line of the SE 1/4 NE 1/4 of said Section 9 a distance of 30.00 feet to a point on the West right-of-way line for 25 Road; thence N 00°05'45" W along the West right-of-way line for 25 Road a distance of 35.08 feet; thence leaving said right-of-way line, N 26°39'40" W a distance of 20.12 feet to the True Point of Beginning; thence N 26°39'40" W a distance of 11.18 feet; thence N 00°05'45" W a distance of 147.28 feet; thence N 26°28'09" E a distance of 11.18 feet; thence S 00°05'45" E a distance of 167.28 feet to the Point of Beginning, containing 786.41 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 construction and repair machinery.

Grantor hereby covenants with Grantee that the Easement area shall be kept open for use by the General Public and shall not be burdened or overburdened by the installation, construction or placement of any structure, fixture or any other item which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers, equipment and the General Public on, along, over, under, through and across the Easement area.

Grantor further covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 4 day of June, 2001.

Dwight D. Guthrie
Dwight D. Guthrie

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of June, 2001, by Dwight D. Guthrie.

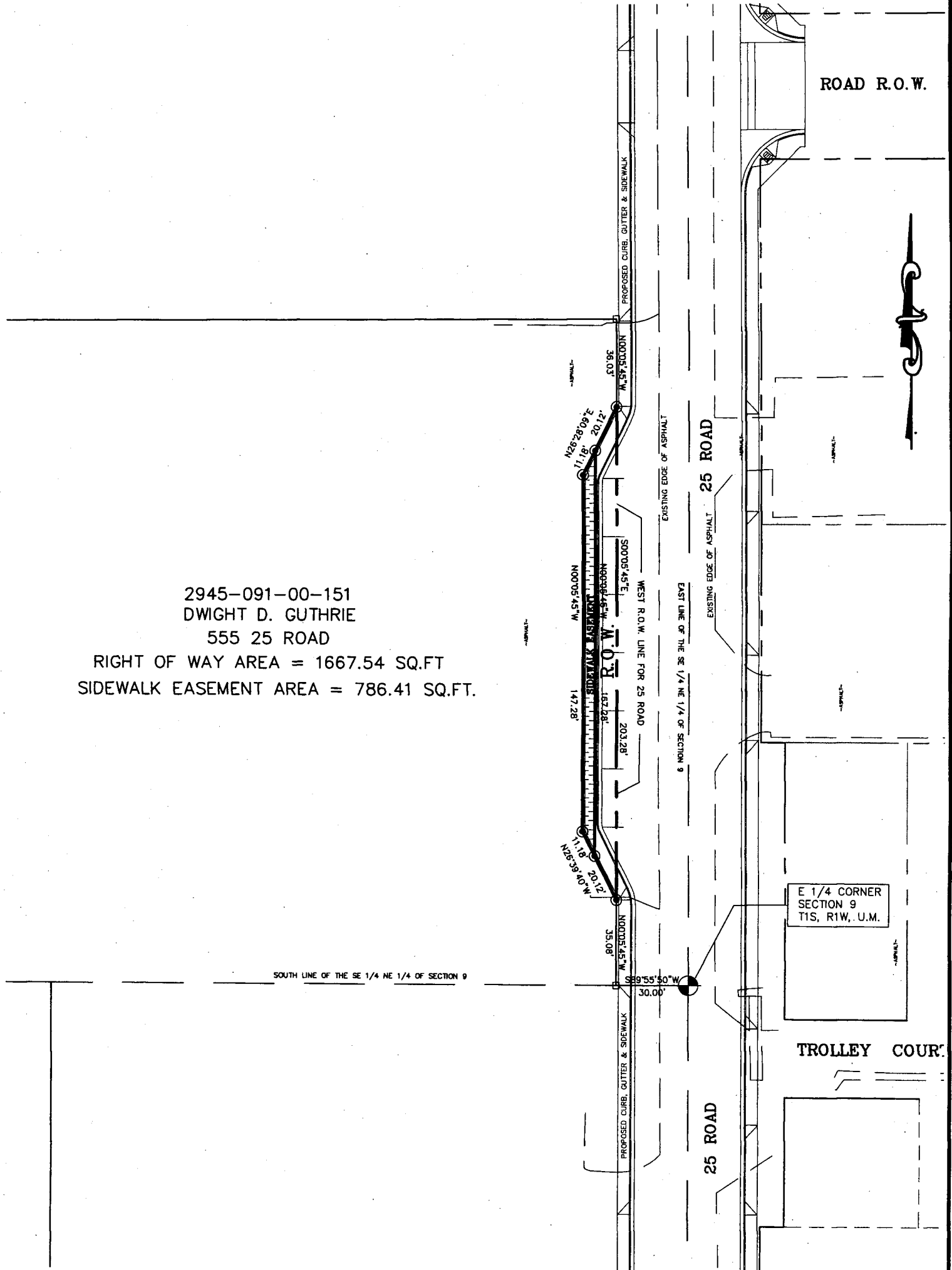
My commission expires: 3.3.05
Witness my hand and official seal.

Peggy Holguin
Notary Public



EXHIBIT "A"

2945-091-00-151
 DWIGHT D. GUTHRIE
 555 25 ROAD
 RIGHT OF WAY AREA = 1667.54 SQ.FT
 SIDEWALK EASEMENT AREA = 786.41 SQ.FT.



E 1/4 CORNER
 SECTION 9
 T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 2-13-2001
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO: 25ROAD17.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 25 ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION