

HAL95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JAMES E. HALL, KATHLEEN W.
HALL, RANDY D. WHEELIS, AND ERIN P. WHEELIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 545 28 1/4
ROAD PARCEL NO. E149 NO. 2943-073-00-003 RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1714079 09:49 AM 04/12/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

JAMES E. HALL, KATHLEEN W. HALL, RANDY D. WHEELIS and ERIN P. WHEELIS, Grantors, for and in consideration of the sum of One Hundred Forty Three and 59/100 Dollars (\$143.59), 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. E149 of City of Grand Junction 28¼ 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 NE¼ NW¼ SW¼ 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 a point on the East line of the NE¼ NW¼ SW¼ of said Section 7 from whence the Northeast Corner of the NE¼ NW¼ SW¼ of said Section 7 bears N 02°07'08" E a distance of 186.73 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 44.13 feet; thence S 42°49'35" E a distance of 10.15 feet to the True Point of Beginning;

Thence S 42°49'35" E a distance of 0.79 feet;

Thence S 42°47'57" E a distance of 14.45 feet;

Thence S 01°47'23" E a distance of 2.82 feet;

Thence S 02°07'08" W a distance of 49.21 feet;

Thence N 87°52'52" W a distance of 10.00 feet;

Thence N 02°07'08" E a distance of 48.86 feet;

Thence N 01°47'23" W a distance of 13.98 feet to the True Point of Beginning,

containing 574.34 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 20 day of MARCH, 1995.

James E. Hall
James E. Hall

Randy D. Wheelis
Randy D. Wheelis

Kathleen W. Hall
Kathleen W. Hall

Erin P. Wheelis
Erin P. Wheelis

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of March, 1995, by James E. Hall, Kathleen W. Hall, Randy D. Wheelis and Erin P. Wheelis.

Witness my hand and official seal.

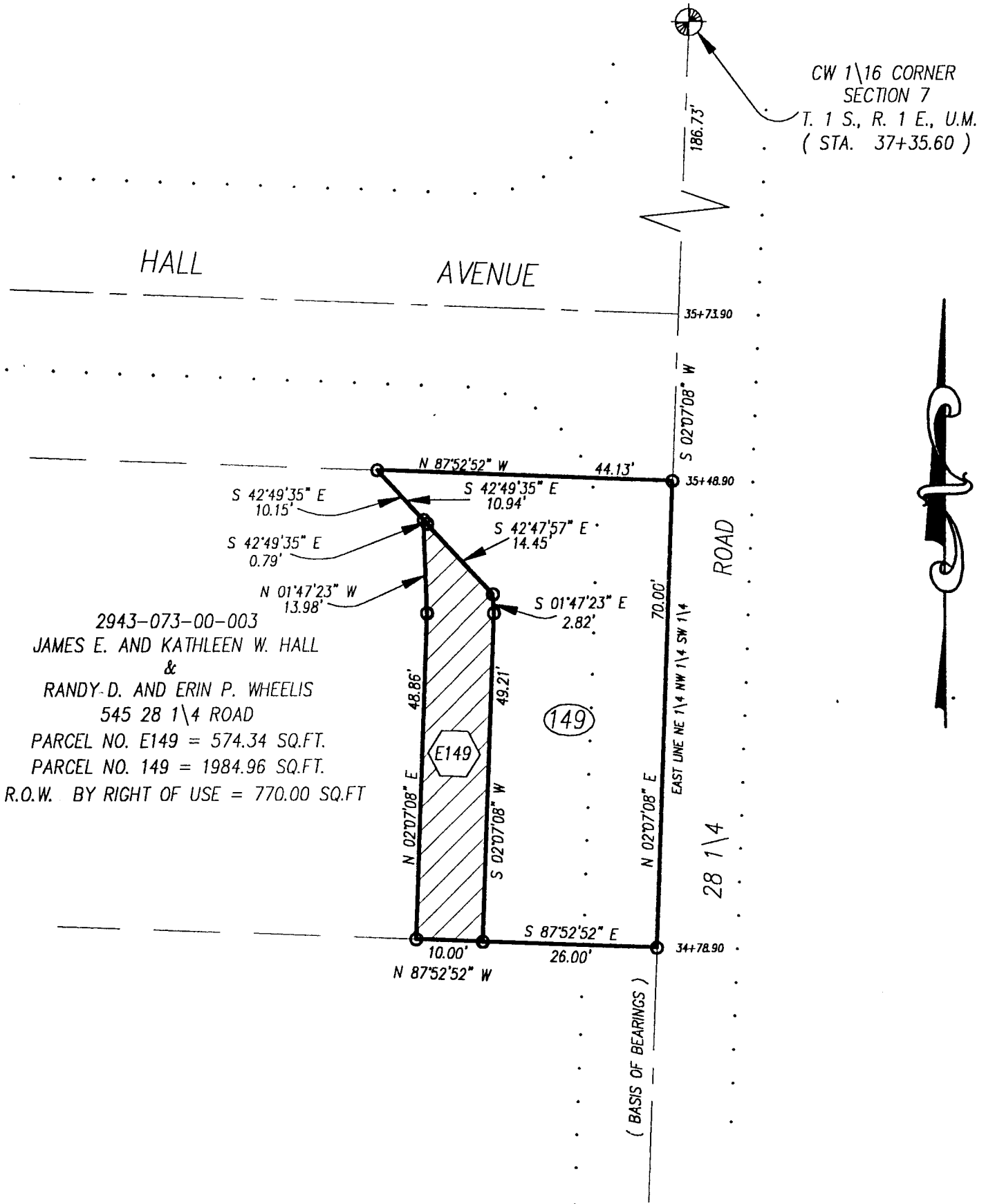
My commission expires Dec. 15, 1993

Mei-Ling Moncaba
Notary Public



EXHIBIT "A"

STA. 34+78.90 TO STA. 35+48.90



2943-073-00-003
 JAMES E. AND KATHLEEN W. HALL
 &
 RANDY-D. AND ERIN P. WHEELIS
 545 28 1/4 ROAD
 PARCEL NO. E149 = 574.34 SQ.FT.
 PARCEL NO. 149 = 1984.96 SQ.FT.
 R.O.W. BY RIGHT OF USE = 770.00 SQ.FT

DRAWN BY: SRP
 DATE: 02\16\95
 SCALE: 1" = 20'
 APPR. BY: [Signature]
 FILE NO: RQW149.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