

HEI985TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN C. HEIDEMAN AND GLENDA JEAN HEIDEMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTHWEST CORNER OF LOT
32, BLOCK 148, 424 SOUTH 5TH STREET AT PITKIN AVENUE, ORIGINAL TOWNSITE,
PARCEL NO. 2945-143-40-008, 5TH STREET LIGHTING AND STREETScape

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1862213 08/28/98 1107AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

John C. Heideman and Glenda Jean Heideman, Grantors, for and in consideration of the sum of One Thousand Two Hundred Six and 79/100 Dollars (\$1,206.79), 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 address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of an informational and directional sign, together with appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northwest Corner of Lot 32, Block 148 of the Original Plat of the City of Grand Junction, situate in the Southwest 1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; thence S 01°56'10" W along the west boundary line of said Lot 32 a distance of 41.80 feet to the True Point of Beginning;
thence S 01°56'10" W along the west boundary line of said Lot 32 a distance of 8.20 feet;
thence leaving said west boundary line, S 87°53'33" E a distance of 7.27 feet;
thence N 03°17'15" E a distance of 8.20 feet;
thence N 87°53'33" W a distance of 7.46 feet to the Point of Beginning,
containing 60.40 square feet as described herein and as 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. Grantors 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 Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might act to impede the visibility of the sign situated thereon or which might prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that the work and act of installing, maintaining, repairing and replacing said sign and appurtenances related thereto shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenant 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 and demands of all persons whomsoever.

Executed and delivered this 3rd day of August, 1998.

John C. Heideman
John C. Heideman

Glenda Jean Heideman
Glenda Jean Heideman

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of August, 1998, by John C. Heideman and Glenda Jean Heideman.

My commission expires: 3.3.01

Witness my hand and official seal.

Robert Quinn
Notary Public

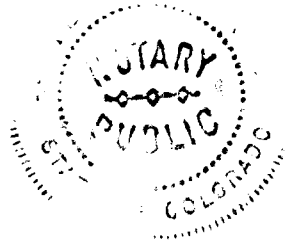
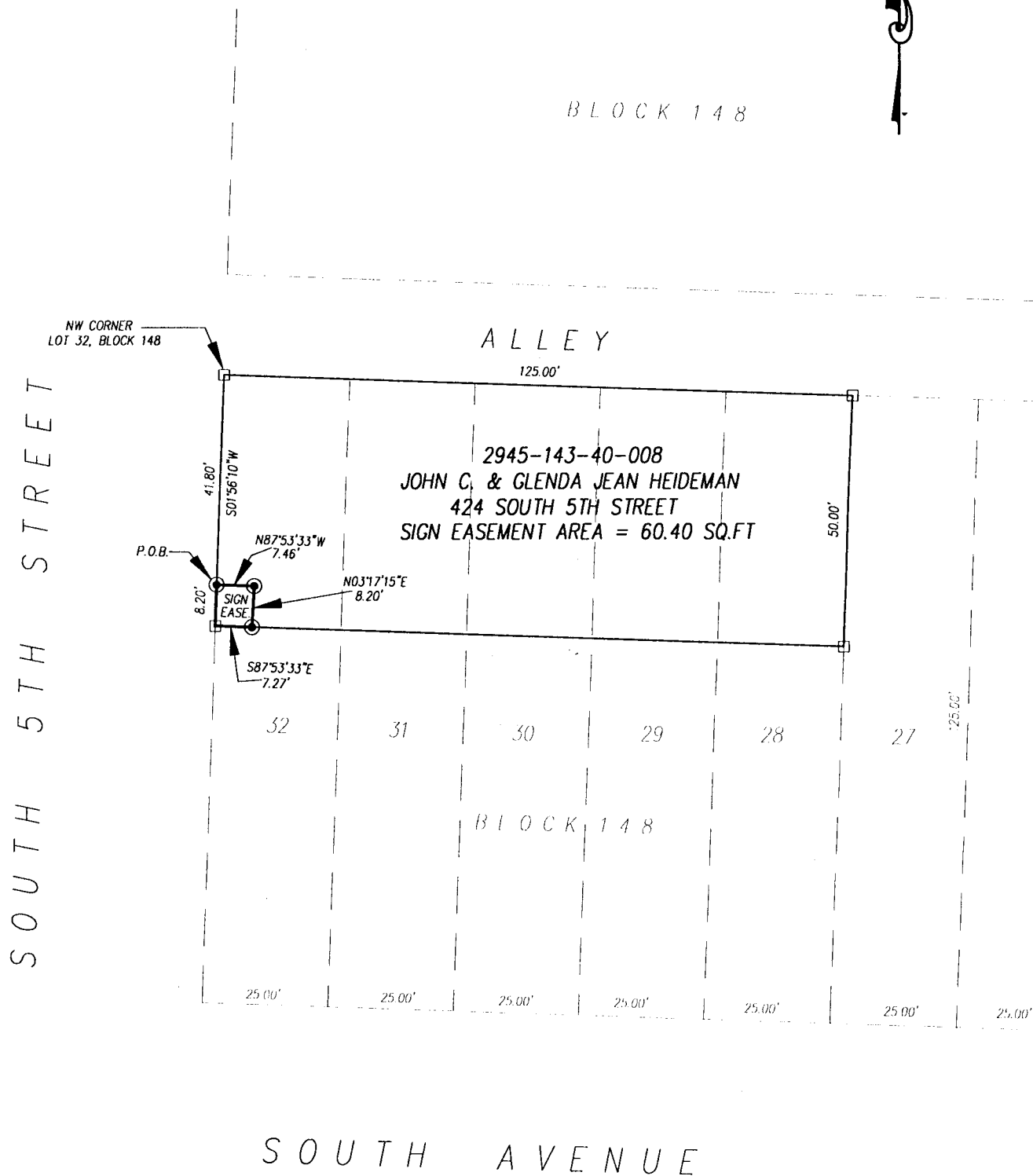


EXHIBIT "A"



DRAWN BY: SRP
DATE: 4-02-97
SCALE: 1" = 30'
APPR. BY: IW
FILE NO: 5TH_1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

5TH STREET LIGHTING AND STREETScape
(PARCEL 1)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION