

HEN99SNS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC SIDEWALK IMPROVEMENTS

NAME OF PROPERTY OWNER OR GRANTOR: MICHAEL L. AND JANET L. HENWOOD

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 33, THE SEASONS
AT TIARA RADO FILING NO. 4

PARCEL NO.: 2947-271-12-033

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1917428 08/26/99 1215PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SIDEWALK EASEMENT

Michael L. Henwood and Janet L. Henwood, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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, maintenance, repair and replacement of public sidewalk improvements, on, along, over, under, through and across the following described real property, to wit:

Beginning at the Northwest Corner of Lot 33 of The Seasons At Tiara Rado Filing No. 4, a subdivision situate in the Southeast ¼ of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian as recorded in Plat Book 14 at Pages 229 and 230 in the office of the Mesa County Clerk and Recorder;
thence S 87°42'25" E along the north boundary line of said Lot 33 a distance of 16.27 feet;
thence continuing along the north boundary line of said Lot 33, 59.70 feet along the arc of a curve concave to the Northwest, having a radius of 124.58 feet, a central angle of 27°27'19", and a long chord bearing N 78°33'56" E a distance of 59.13 feet;
thence continuing along the north boundary line of said Lot 33, S 77°46'52" E a distance of 7.98 feet;
thence leaving the north boundary line of said Lot 33, 68.44 feet along the arc of a curve concave to the Northwest, having a radius of 129.58 feet, a central angle of 30°15'36", and a long chord bearing S 77°09'47" W a distance of 67.65 feet;
thence N 87°42'25" W a distance of 16.07 feet to a point on the west boundary line of said Lot 33;
thence N 00°00'00" E along the west boundary line of said Lot 33 a distance of 5.00 feet to the Point of Beginning,
containing approximately 401.0 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD said premises 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.

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 and demands of all persons whomever.

Executed and delivered this 24th day of AUGUST, 1999.

Michael L. Henwood
Michael L. Henwood

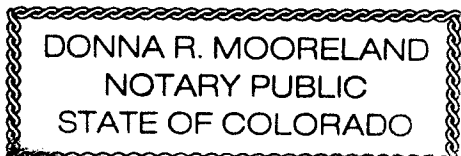
Janet L. Henwood
Janet L. Henwood

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of August, 1999, by Michael L. Henwood and Janet L. Henwood.

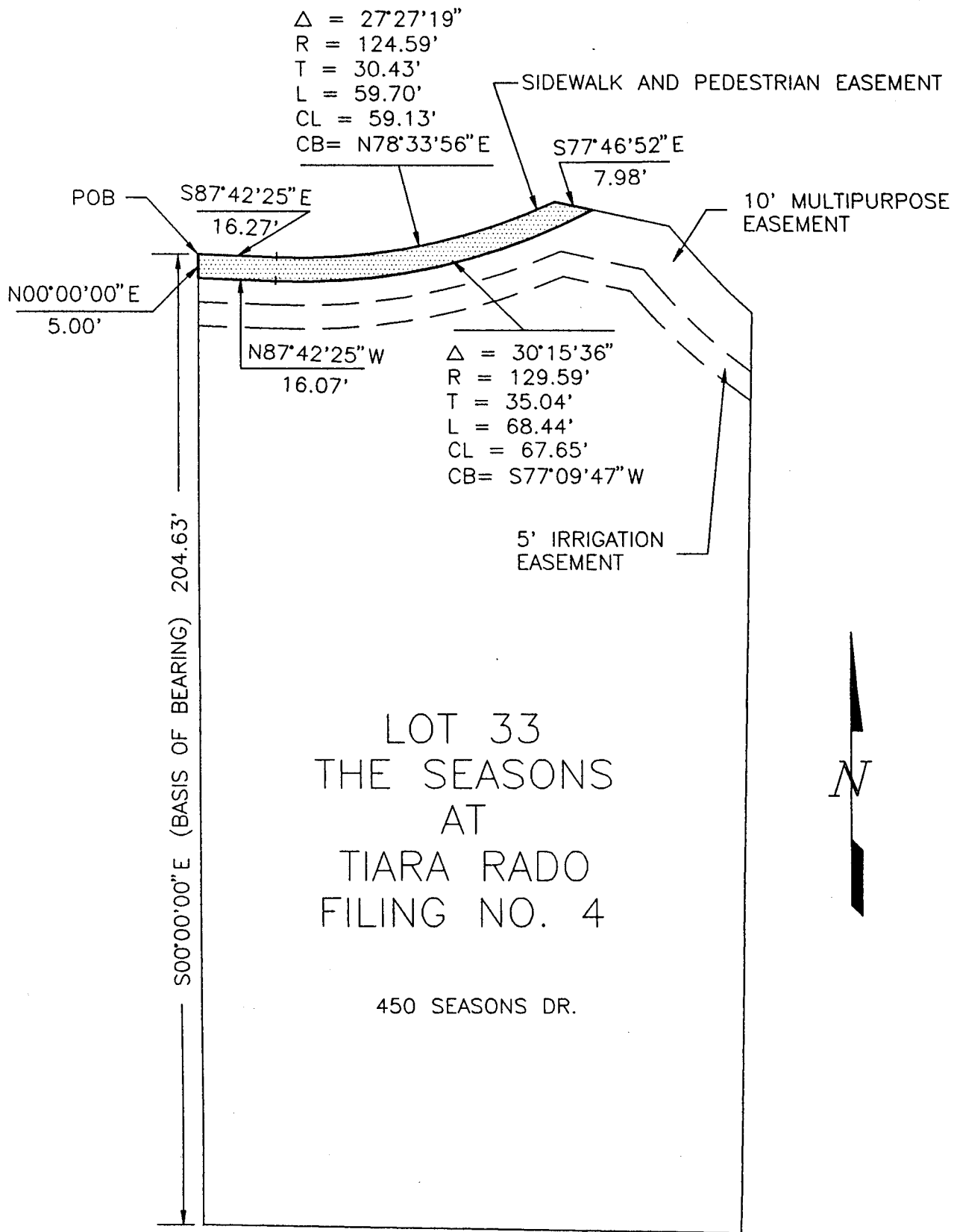
My commission expires: 2-2-2000

Witness my hand and official seal.



Donna R. Mooreland
Notary Public

A PORTION OF W1/2 NE1/4 SECTION 27
TOWNSHIP 11 SOUTH, RANGE 101 WEST
6TH PRINCIPAL MERIDIAN
MESA COUNTY, COLORADO



$\Delta = 27^{\circ}27'19''$
 $R = 124.59'$
 $T = 30.43'$
 $L = 59.70'$
 $CL = 59.13'$
 $CB = N78^{\circ}33'56'' E$

$\Delta = 30^{\circ}15'36''$
 $R = 129.59'$
 $T = 35.04'$
 $L = 68.44'$
 $CL = 67.65'$
 $CB = S77^{\circ}09'47'' W$

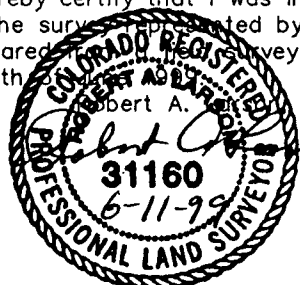
LOT 33
 THE SEASONS
 AT
 TIARA RADO
 FILING NO. 4

450 SEASONS DR.

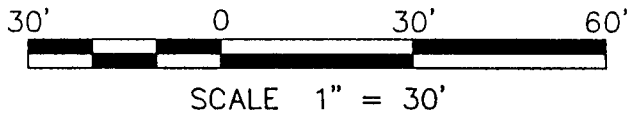


SURVEYORS CERTIFICATE

I hereby certify that I was in responsible charge of the survey represented by this plat and it was prepared and the survey completed during the month of



PLS 31160



EASEMENT EXHIBIT A

MICHAEL L. AND JANET L. HENWOOD PROPERTY

PARCEL NO. 2947-271-12-033

LOT 33, THE SEASONS AT TIARA RADO FILING NO. 4
 SIDEWALK AND PEDESTRIAN EASEMENT