

JEL95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN E. LEE, JR. AND MARGARET  
R. LEE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 518 28 1/4  
ROAD PARCEL NO. E112, NO. 2943-073-00-096, RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**GRANT OF EASEMENT**

1709563 09:01 AM 02/22/95  
 MONIKA TODD CLK&REC MESA COUNTY Co  
 DDC EXEMPT

JOHN E. LEE, JR. and MARGARET R. LEE, Grantors, for and in consideration of the sum of One Hundred Twelve Dollars and 50/100 Dollars (\$112.50), 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. E112 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 street trees, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcels situated in the NW¼ SE¼ 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 Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. 112: Commencing at a point on the West line of the NW¼ SE¼ SW¼ of Section 7 from whence the Northwest Corner of the NW¼ SE¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 439.83 feet with all bearings contained herein being relative thereto; thence S 87°56'30" E a distance of 26.47 feet to the True Point of Beginning;

Thence N 01°15'54" E a distance of 60.01 feet;  
 Thence S 87°56'30" E a distance of 10.0 feet;  
 Thence S 01°15'54" W a distance of 60.01 feet;  
 Thence N 87°56'30" W a distance of 10.0 feet to the True Point of Beginning;

The above described parcel of land contains 600.10 square feet (0.014 +-acres) 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 areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors, their 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 areas 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 areas.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 17<sup>th</sup> day of February, 1995.

John E. Lee Jr.  
John E. Lee

Margaret R. Lee  
Margaret R. Lee

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 1995, by John E. Lee and Margaret R. Lee.

Witness my hand and official seal.

My commission expires 3-3-97

Peggy Helgen  
Notary Public

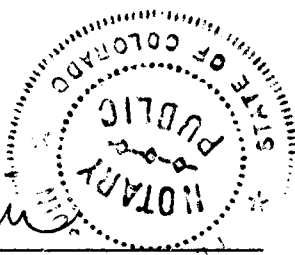
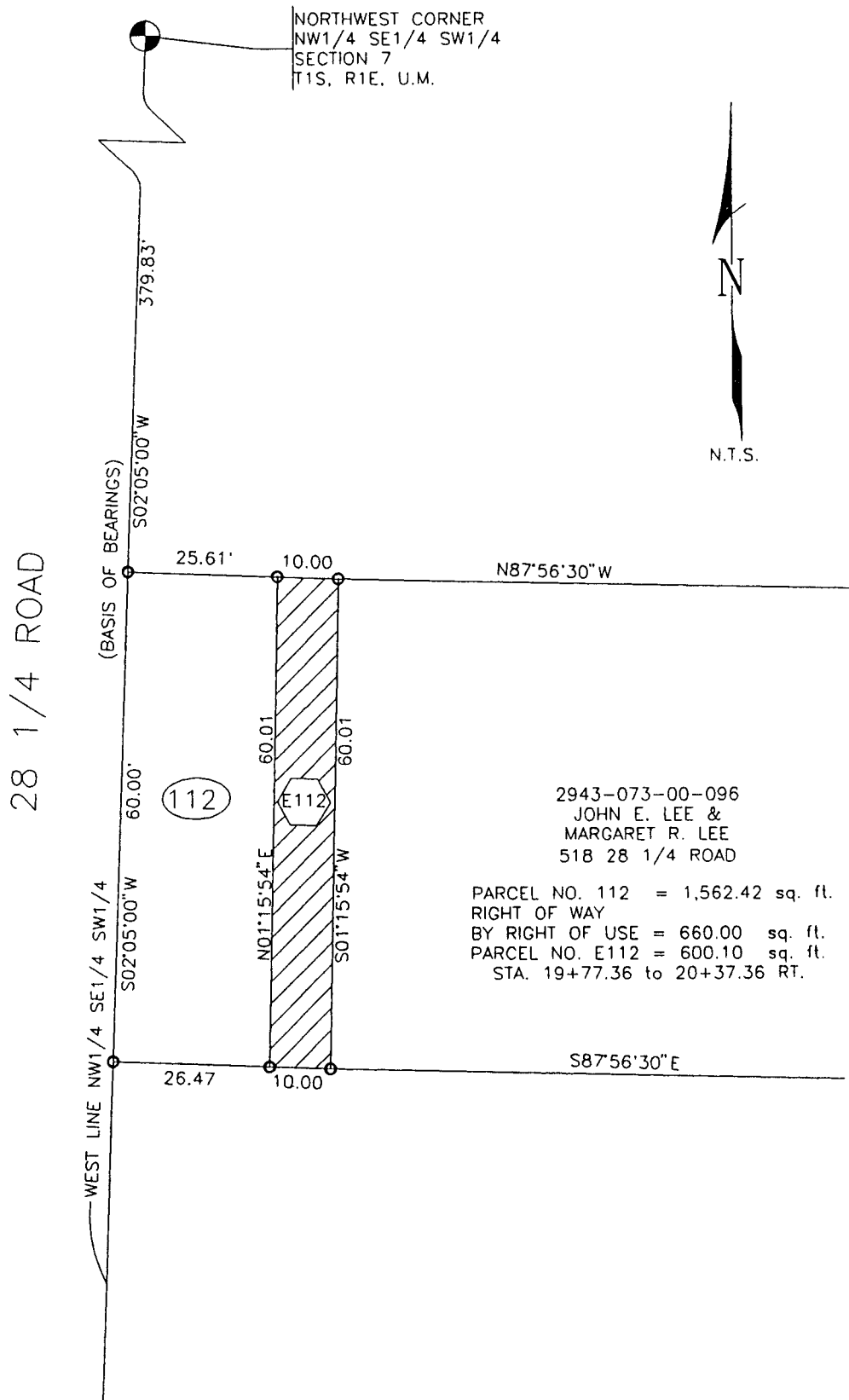


EXHIBIT "A"



R.O.W. DESCRIPTION MAP  
112 & E112  
PARCEL NO. STA. 19+77.36 to 20+37.36 RT.  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DRAWN BY C.L.M. 12/28/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT  
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.