

JOU94NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CONSTANCE S. JOUFLAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 748 NORTH  
AVE (JOUFLAS DRAINAGE) PARCEL NO.2945-114-18-016 CRAIGS  
SUBDIVISION OF LOT 17 CAPITAL HILL SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Constance S. Joufflas, Grantor, for and in consideration of the sum of One (\$1.00) dollar, the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as PERPETUAL EASEMENT for the installation, operation, maintenance and repair of a concrete drainage pan, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the SW¼ of the SE¼ of Section 11, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement being more particularly described as follows, to wit:

The North 5.0 feet of the West 7.5 feet of Lots 21 to 26, inclusive, Block 2, Craig's Subdivision of Lot 17 of Capitol Hill Subdivision and one-half of the vacated alley adjacent on the West as recorded at Book 1251 Page 285, in the Office of the Mesa County Clerk and Recorder.

Exhibit "A" is attached hereto and made a part hereof.

Grantor reserves the right to use and occupy the easement area for any purpose not inconsistent with the Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantors and Grantee.

Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.

Grantor further hereby covenants with Grantee that she has good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that she will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

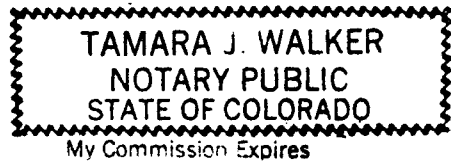
Signed this 6 day of Jan., 1994.

*Constance S. Joufflas*  
Constance S. Joufflas

STATE OF COLORADO    )  
  )ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 6 day of Jan., 1994, by Constance S. Joufflas.

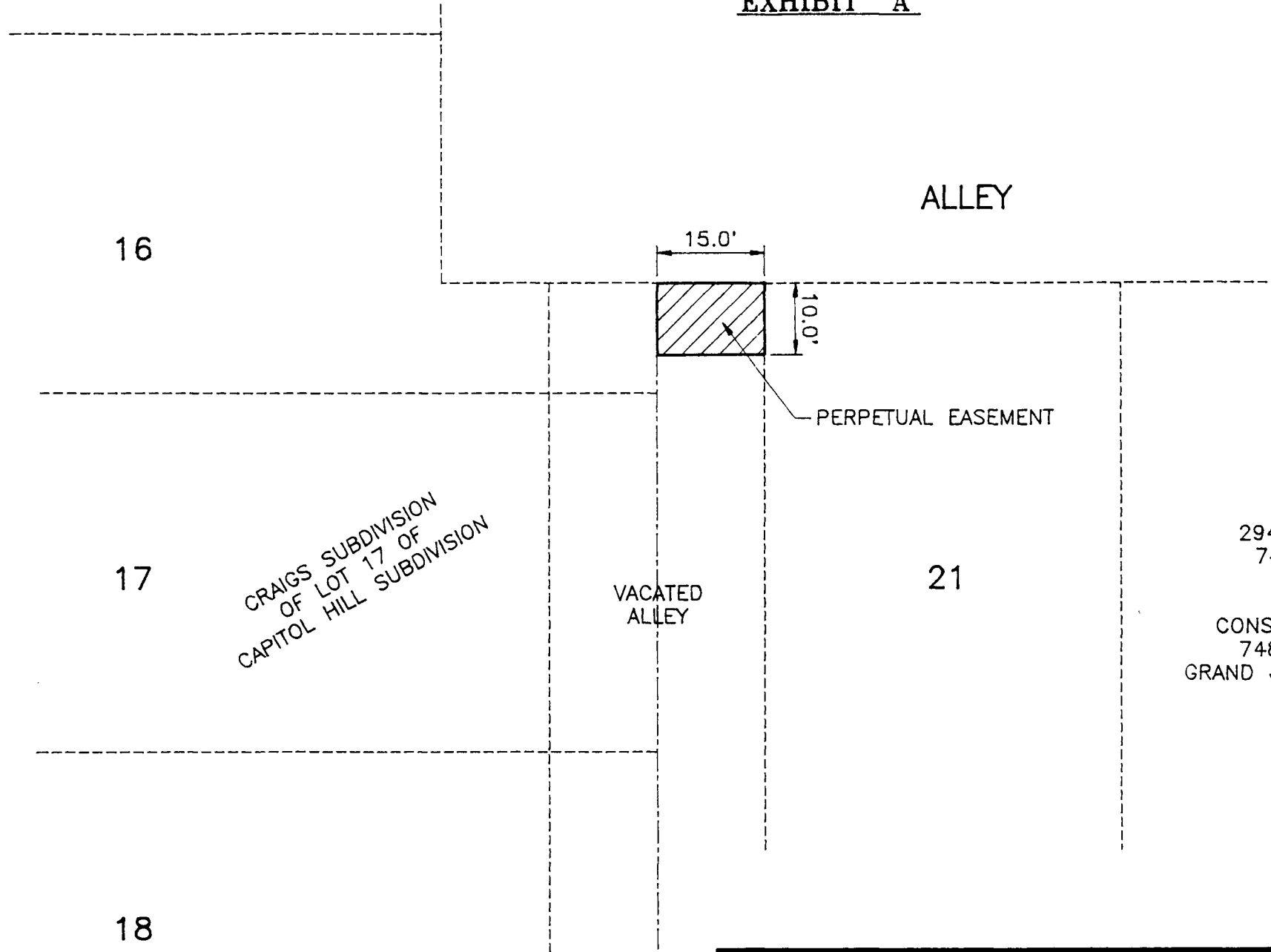
My commission expires \_\_\_\_\_



Witness my hand and official seal.

*Tamara J. Walker*

EXHIBIT "A"



BOOK 2040 PAGE 532

2945-114-18-016  
748 NORTH AVE.  
  
CONSTANCE S. JOUFLAS  
748 GOLFMORE DR.  
GRAND JUNCTION, CO. 81506  
  
37.5 SQ. FT.

PIE-ESMT.DWG

EASEMENT DESCRIPTION MAP  
PARCEL NO. 2945-114-18-016  
APPROVED \_\_\_\_\_  
DATE 12/10/93 C.A.K.

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

JOUFLAS DRAINAGE EASEMENT