

KMN96ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: THEODORE B. KOEMAN AND LINDA
A. KOEMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: STREET
IMPROVEMENTS TO 769 ELM AVENUE AND NORTH 7TH TO CANNELL
ELM AVENUE SUBDIVISION 2945-114-14-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1760588 0242PM 06/12/96
MONIKA TOOD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Theodore B. Koeman and Linda A. Koeman, Grantors, for and in consideration of the installation, maintenance and repair of street improvements to Elm Avenue, 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 for the installation, operation, maintenance, repair and conveyance of a water meter and appurtenances, together with the right of ingress for workers and equipment, on, along, over, under, through and across the following described Parcel situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West 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:

Beginning at the NW Corner of Lot 22, Elm Avenue Subdivision, thence S00°00'00"E a distance of 4.00 feet, thence S90°00'00"E a distance of 32.40 feet to the True Point of Beginning, thence S00°00'00"E a distance of 5.00 feet, thence S90°00'00"E a distance of 5.00 feet, thence N00°00'00"W a distance of 5.00 feet, thence N90°00'00"W a distance of 5.00 to the Point of Beginning.

The above described parcel of land contain 25.00 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, 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

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 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 of all persons whomsoever.

Signed this 6 day of June, 1996.

Theodore B. Koeman

Theodore B. Koeman

Linda A. Koeman

Linda A. Koeman

State of Colorado)

)ss.

County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of June, 1996, by Theodore B. Koeman and Linda A. Koeman.



Witness my hand and official seal.

My commission expires 3-3-97

P. Holquin

Notary Public

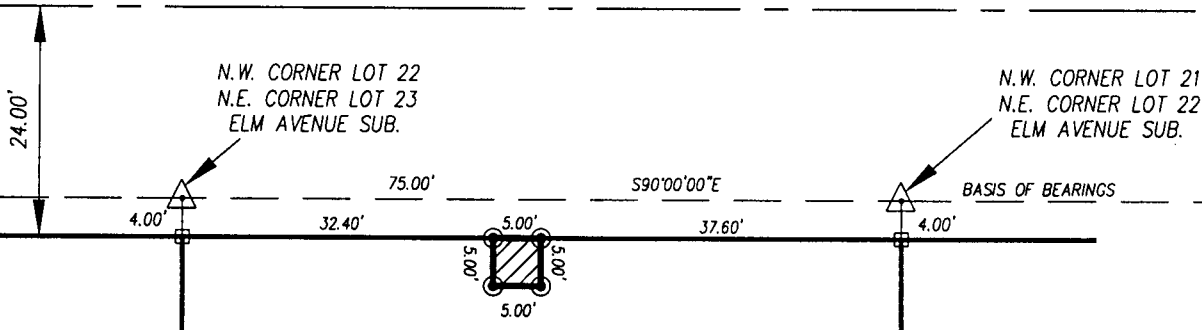
The foregoing legal description was prepared by P. Holquin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



ELM AVENUE

N90°00'00"W



N.W. CORNER LOT 22
N.E. CORNER LOT 23
ELM AVENUE SUB.

N.W. CORNER LOT 21
N.E. CORNER LOT 22
ELM AVENUE SUB.

BASIS OF BEARINGS

2945-114-14-011
THEODORE B. & LINDA A. KOEMAN
769 ELM AVENUE
WATER METER
EASEMENT AREA = 25.0 SQ.FT.

LOT 23

LOT 22

LOT 21

N90°00'00"W 75.00'

DRAWN BY: SRP
DATE: 05-30-96
SCALE: 1" = 20'
APPR. BY: _____
FILE NO: ELM14011.DWG

EASEMENT DESCRIPTION MAP
ELM AVENUE - N. 7TH TO CANNELL

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION