

KRA95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MITCHELL J. KRAKOWSKI AND LILA HUGHES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 537 1/2 28  
1/4 ROAD, PARCEL NO. E137, NO. 2943-073-00-010 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1712585 08:58 AM 03/27/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

MITCHELL J. KRAKOWSKI and LILA HUGHES, Grantors, for and in consideration of the sum of Ninety and 10/100 Dollars (\$90.10), 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. E137 of City of Grand Junction 28 $\frac{1}{4}$  Road Project for the installation, operation, maintenance, repair and conveyance of utilities, irrigation water and facilities, storm water runoff and facilities, and tree planting purposes, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Easement being more particularly described by the following metes and bounds, to wit:

Commencing at the Southeast corner of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7; thence N 02°07'08" E along the East line of said NW $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 651.80 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 26.00 feet to the True Point of Beginning;

Thence N 87°52'52" W a distance of 10.00 feet;

Thence N 02°07'08" E a distance of 72.08 feet;

Thence S 87°52'52" E a distance of 10.00 feet;

Thence S 02°07'08" W a distance of 72.08 feet to the True Point of Beginning,

containing 720.80 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:

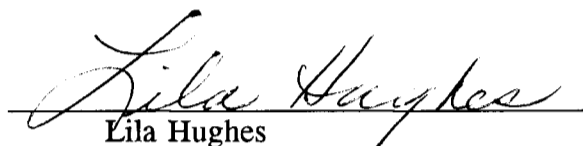
1. Grantee, as a condition of this grant, agrees that entry to the easement area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors and the Grantor's heirs, successors and assigns. Grantee further agrees that it shall correct any damage(s), both material 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 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 of all persons whomsoever.

Signed this 25 day of MARCH, 1995.

  
\_\_\_\_\_  
Mitchell J. Krakowski

  
\_\_\_\_\_  
Lila Hughes

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 23rd day of March, 1995, by Mitchell J. Krakowski and Lila Hughes.

Witness my hand and official seal.

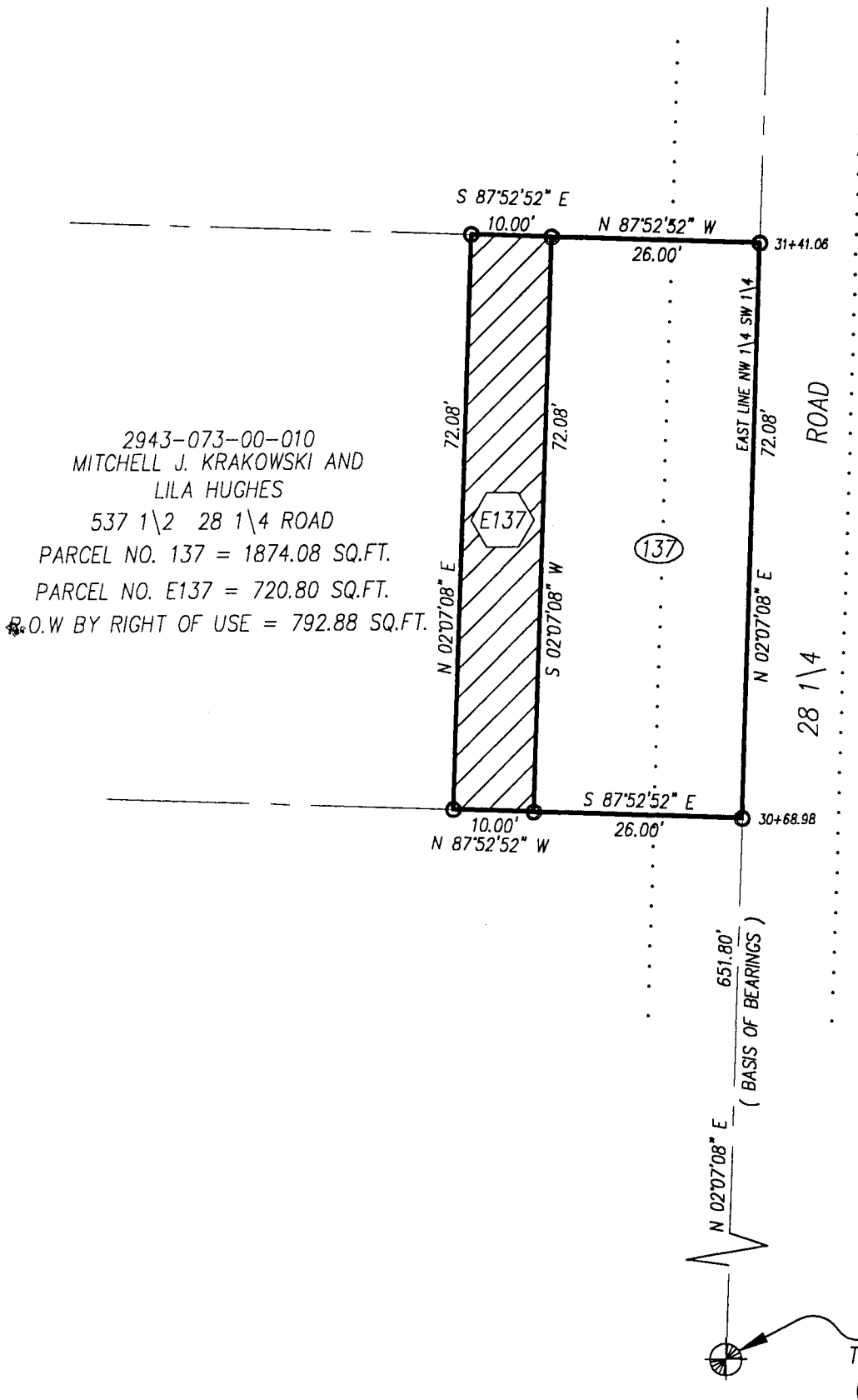
My commission expires 2/28/98

  
\_\_\_\_\_  
Notary Public



# EXHIBIT "A"

STA. 30+68.98 TO STA. 31+41.06



DRAWN BY: SRP  
 DATE: 02\21\95  
 SCALE: 1" = 20'  
 APPR. BY: *Jim W*  
 FILE NO: ROW137.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION