

KSG99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (IRRIGATION)

NAME OF AGENCY OR CONTRACTOR: GARY S. KENT AND SONJA KENT, GRANTORS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO. 2945-013-00-021, 605 ½ 27 ½ ROAD - IRRIGATION - PATTERSON ROAD TO G ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1909053 06/29/99 1256PM  
MONIKA TOOD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

GRANT OF IRRIGATION EASEMENT

Gary S. Kent and Sonja Kent, Grantors, for and in consideration of the sum of Two Hundred Twenty-Five and 00/100 Dollars (\$225.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, 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, for the use and benefit of Grantee and for the use and benefit of the Grand Valley Water Users' Association, its successors and assigns, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of irrigation and drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 SW 1/4 of said Section 1 to bear N 00°02'19" E with all bearings contained herein being relative thereto; thence N 00°02'19" E along the East line of the SE 1/4 SW 1/4 of said Section 1 a distance of 417.98; thence leaving the East line of the SE 1/4 SW 1/4 of said Section 1, S 89°47'35" W a distance of 30.00 feet to the True Point of Beginning; thence S 00°02'19" W a distance of 10.00 feet; thence N 89°47'35" W a distance of 10.00 feet; thence N 00°02'19" E a distance of 10.00 feet; thence S 89°47'35" E a distance of 10.00 feet to the Point of Beginning; containing 100.00 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD 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, subject to the terms and conditions contained herein.

1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.
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 and demands of all persons whomsoever.

Executed and delivered this 17 day of June, 1999.

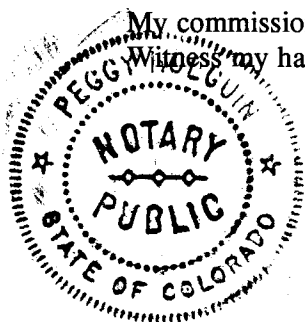
Gary S. Kent  
Gary S. Kent

Sonja Kent  
Sonja Kent

State of Colorado )  
)ss.  
County of Mesa )

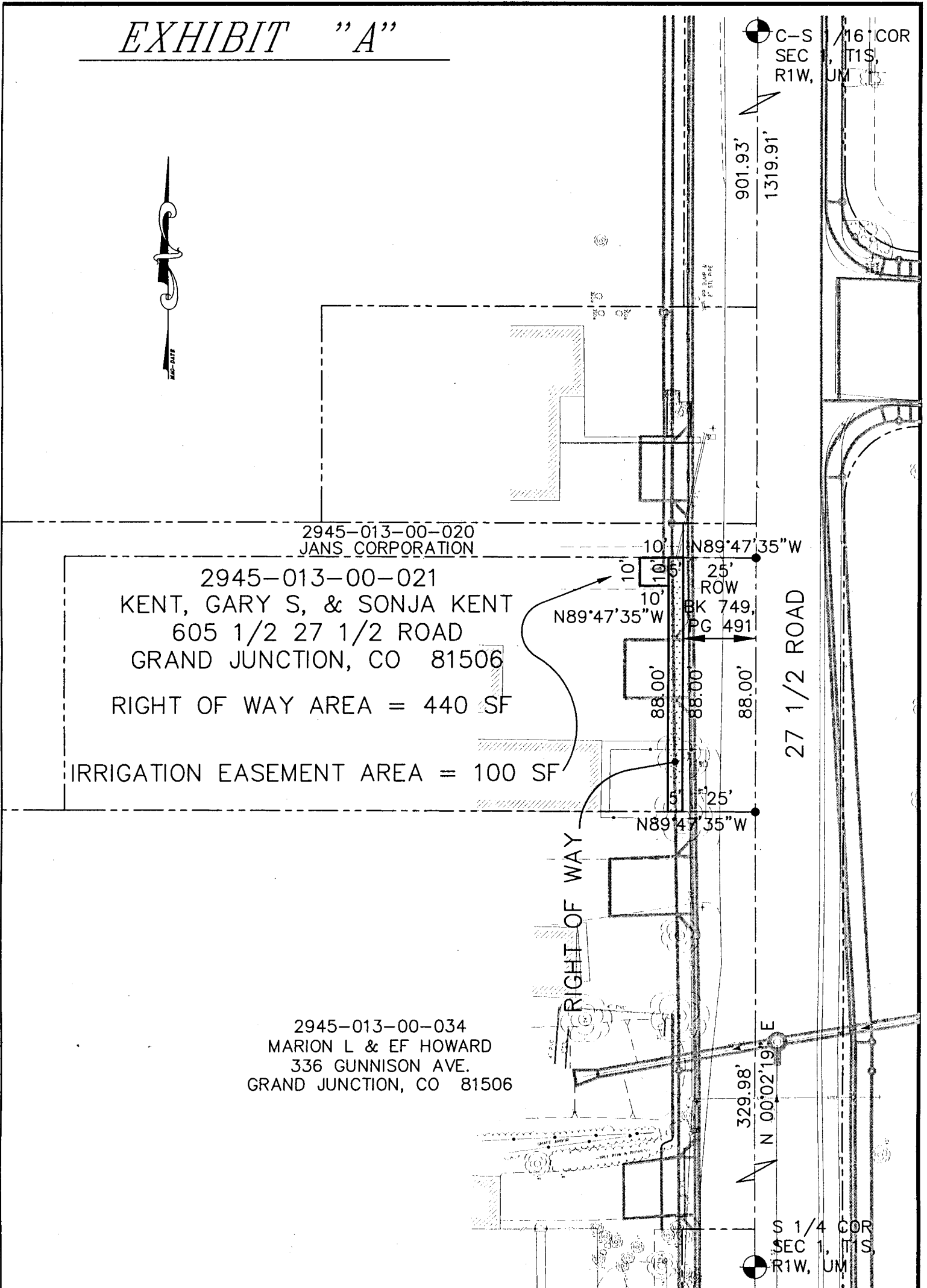
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 1999, by Gary S. Kent and Sonja Kent.

My commission expires: 3-3-01  
Witness my hand and official seal.



Pegg Wiegman  
Notary Public

*EXHIBIT "A"*



DRAWN BY: JCS  
 DATE: 5-16-99  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: 01300021.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*  
 27 1/2 ROAD - PATTERSON ROAD TO G ROAD

*DEPARTMENT OF PUBLIC WORKS*  
*ENGINEERING DIVISION*  
*CITY OF GRAND JUNCTION*