

LAR93235

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LA ROCHE ENTERPRISES, LTD., A
COLORADO LIMITED PARTNERSHIP BY: LEE D. COURTNEY, GENERAL
PARTNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SECTION 32
I-70 AT 23 1/2 ROAD SEWER LINE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1652138 02:21 PM 09/07/93
 MONIKA TODD CLK&REC MESA COUNTY CO
 DOC EXEMPT

LA ROCHE ENTERPRISES, LTD., a Colorado Limited Partnership, Grantors, for and in consideration of the sum of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do 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 a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of a sanitary sewer line, 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 NW¼ of the SE¼ of Section 32, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement being 20.00 feet wide, 10.00 feet on each side of the following described centerline, to wit:

Commencing at the Mesa County Survey Marker for the center quarter corner of said Section 32, from whence the Mesa County Survey Marker for the south quarter corner of said Section 32 bears S 00°21'45" E a distance of 2640.39 feet;
 thence S 00°21'45" E a distance of 385.34 feet to the Point of Beginning;
 thence N 90°00'00" E a distance of 220.00 feet to the Point of Terminus.

Grantors reserve 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.

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

Grantors further 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 3rd day of September, 1993.

Lee D. Courtney G.P.
 Lee D. Courtney, General Partner

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of September, 1993, by Lee D. Courtney, General Partner for La Roche Enterprises, Ltd., a Colorado Limited Partnership.

My commission expires June 13, 1995
 Witness my hand and official seal.

Theresa A. Martinez
 Notary Public

Legal Description prepared by Tim Woodmansee, City of Grand Junction, 250 North 5th Street, Grand Junction, CO 81501.