

LEB95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LEO D. BREWER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 520 28 1/4  
ROAD PARCEL NO. E114 NO. 2943-073-00-087 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1709900 03:12 PM 02/24/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

LEO D. BREWER, Grantor, for and in consideration of the sum of One Hundred and 01/100 Dollars (\$100.01), the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys 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. E114 of City of Grand Junction 28 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 1/4 SE 1/4 SW 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 a point on the West line of the NW 1/4 SE 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian from whence the Northwest Corner of the NW 1/4 SE 1/4 SW 1/4 of said Section 7 bears N 02°05'00" E a distance of 379.83 feet with all bearings contained herein being relative thereto; thence S 87°56'30" E a distance of 25.61 feet to the True Point of Beginning;

Thence N 01°15'54" E a distance of 80.01 feet;

Thence S 87°56'30" E a distance of 10.0 feet;

Thence S 01°15'54" W a distance of 80.01 feet;

Thence N 87°56'30" W a distance of 10.0 feet to the True Point of Beginning;

containing 880.10 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 Grantor, his 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. Grantor 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, Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor 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. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

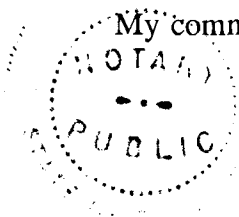
Signed this 23rd day of Feb, 1995.

Leo D Brewer  
Leo D. Brewer

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 23 day of February, 1995, by Leo D. Brewer.

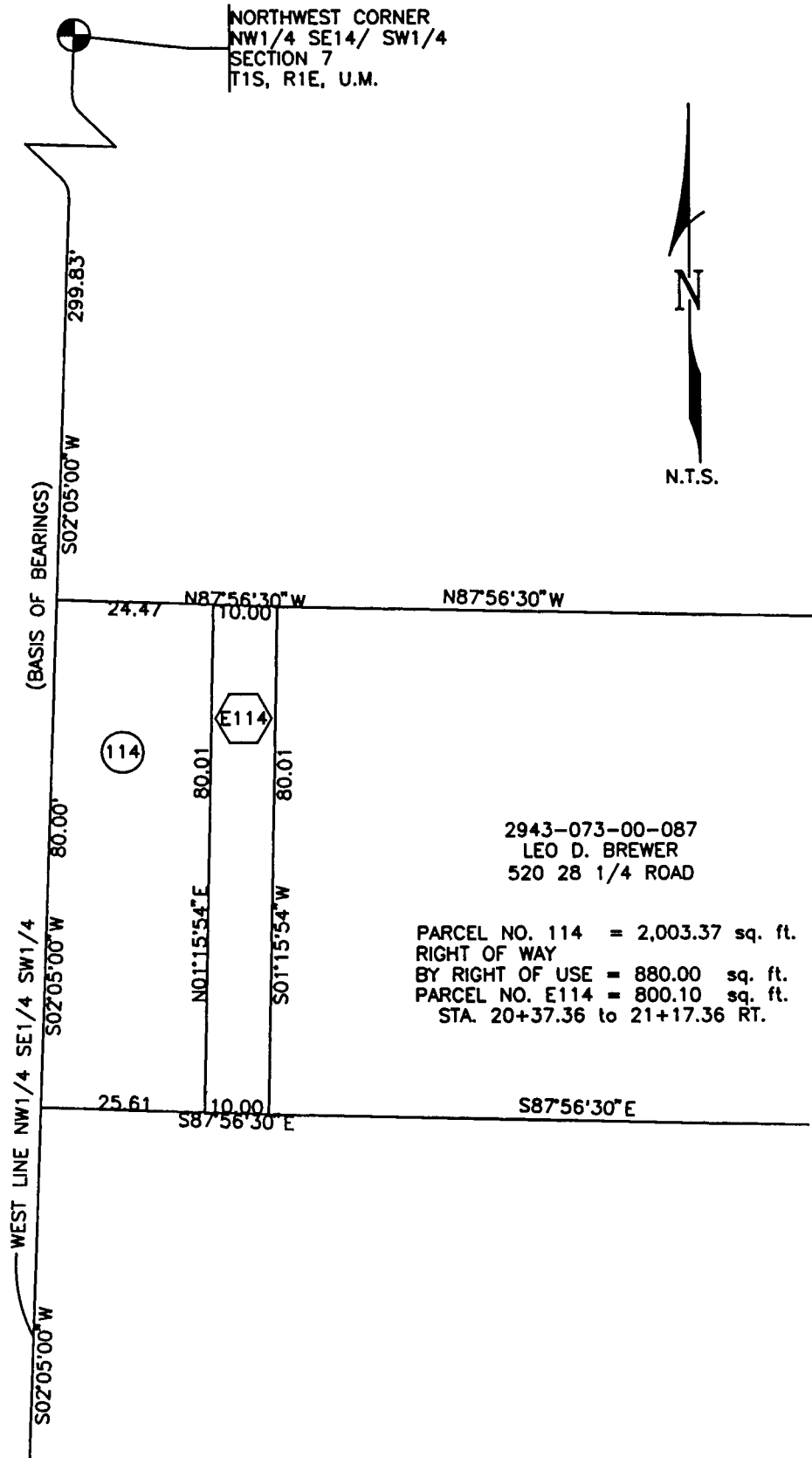
Witness my hand and official seal.  
My commission expires 4-21-96



Jacyl Rees  
Notary Public  
11 S Pearl St. Montrose, CO 81401

EXHIBIT "A"

28 1/4 ROAD



R.O.W. DESCRIPTION MAP  
114 & E114  
PARCEL NO. STA. 20+37.36 to 21+17.36 RT.  
APPROVED Jim Woodmansee  
DATE \_\_\_\_\_ DRAWN BY C.L.M. 12/28/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT  
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.