

LGB95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LARRY G. BLOCK AND TERESA A.
BLOCK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 525 28 1/4
ROAD PARCEL NO. E121 NO. 2943-073-00-084 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1710825 02:36 PM 03/06/9
MONIKA TODD CLK&REC MESA COUNTY C
DOC EXEMPT

LARRY G. BLOCK and TERESA A. BLOCK, Grantors, for and in consideration of the sum of One Hundred Thirty-Three and 33/100 Dollars (\$133.33), 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. E121 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 street trees, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcels situated in the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ 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 Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. E121: Commencing at a point on the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Northeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 110.0 feet with all bearings contained herein being relative thereto; thence N 87°59'08" W a distance of 30.0 feet to a point on the West right-of-way for 28 $\frac{1}{4}$ Road and the True Point of Beginning;

Thence N 87°59'08" W a distance of 8.0 feet;

Thence N 02°05'00" E a distance of 70.37 feet;

Thence S 45°17'08" E a distance of 10.87 feet to a point on the West right-of-way for 28 $\frac{1}{4}$ Road;

Thence S 02°05'00" W along the West right-of-way for 28 $\frac{1}{4}$ Road a distance of 63.0 feet to the True Point of Beginning.

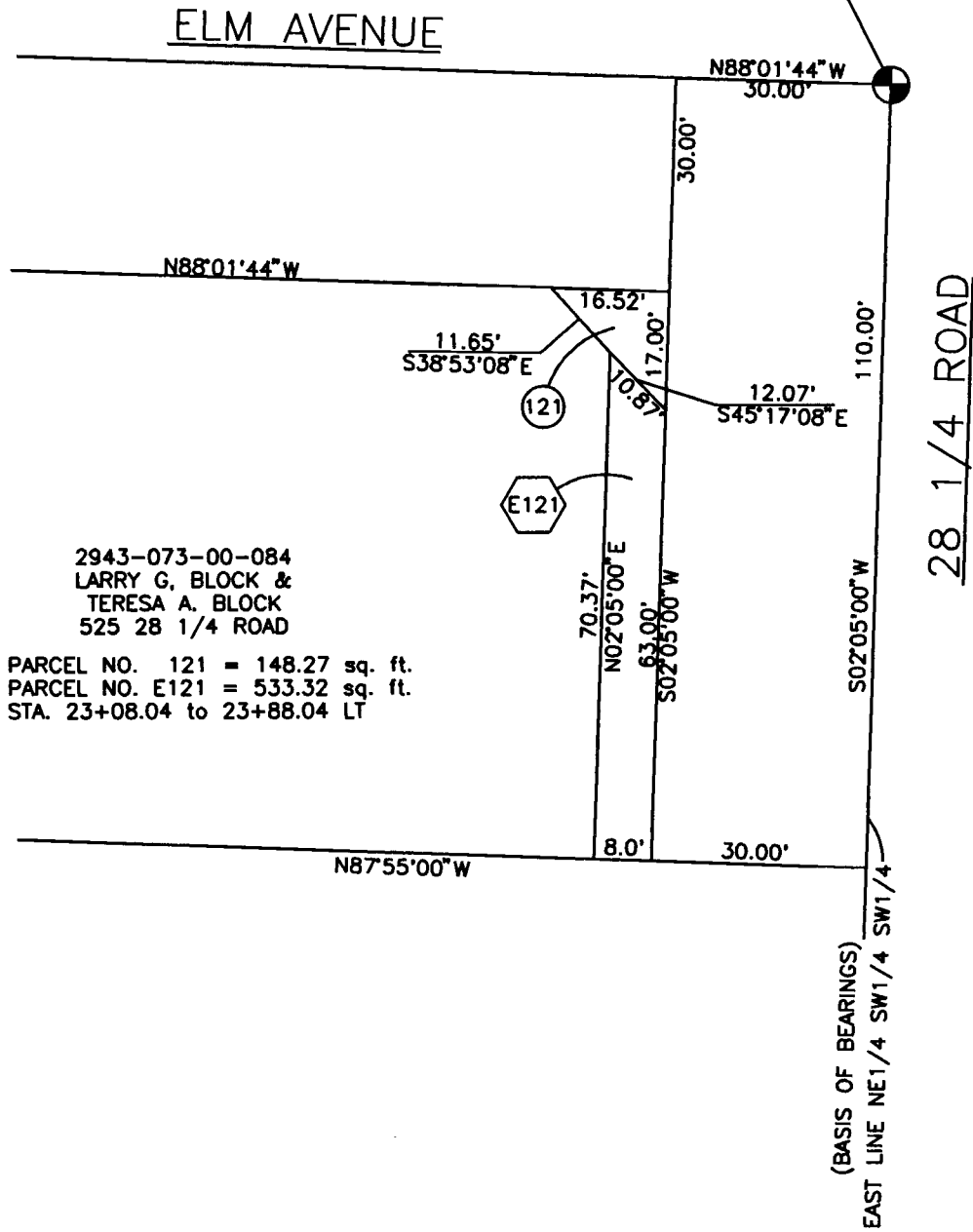
The above described easement contains 533.32 square feet (0.012+- acres) as described herein and depicted on the attached Exhibit "A".

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.

EXHIBIT "A"

NORTHEAST CORNER
SW1/4 SW1/4
SECTION 7
T1S, R1E, U.M.



2943-073-00-084
LARRY G. BLOCK &
TERESA A. BLOCK
525 28 1/4 ROAD

PARCEL NO. 121 = 148.27 sq. ft.
PARCEL NO. E121 = 533.32 sq. ft.
STA. 23+08.04 to 23+88.04 LT



R.O.W. DESCRIPTION MAP
121 & E121
PARCEL NO. STA. 23+08.04 to 23+88.04 LT.
APPROVED _____
DATE _____ DRAWN BY C.L.M. 12/21/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.