

LIN95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: HUBERT D. BUTCHER, MARQUITA K. LINES, DANNY L. BUTCHER, AND BURFORD L. BUTCHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD NORTH AVE TO ORCHARD AVE (2824 1/2 TEXAS AVE) PARCEL NO. E128, NO. 2943-073-00-027, ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1710821 02:36 PM 03/06/95
 MONIKA TODD CLK&REC MESA COUNTY CO
 DIC EXEMPT

HUBERT D. BUTCHER, MARQUITA K. LINES, DANNY L. BUTCHER, and
 BUFORD L. BUTCHER, Grantors, for and in consideration of the sum of Three Hundred Nine and 42/100 Dollars (\$309.42), 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. E128 of City of Grand Junction 28¼ 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 NE¼ SW¼ 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. E128: Commencing at the Southwest corner of the NE¼ SW¼ of said Section 7, thence along the West line of said NE¼ SW¼ N 02°07'08" E a distance of 381.82 feet with all bearings contained herein being relative thereto; thence S 87°52'52" E a distance of 30.00 feet; thence N 02°07'08" E a distance of 19.55 feet to the True Point of Beginning;

Thence N 02°07'08" E a distance of 93.75 feet;

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

Thence S 02°07'08" W a distance of 104.28 feet;

Thence N 41°23'32" W a distance of 14.52 feet to the True Point of Beginning;

The above described parcel of land contains 990.15 square feet (0.023 +-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.

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 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 of all persons whomsoever.

Signed this 23 day of Feb, 1995.

Hubert D Butcher
Hubert D. Butcher

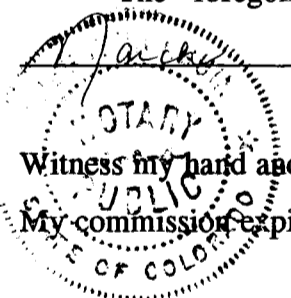
Marquita K Lines
Marquita K. Lines

Danny L Butcher
Danny L. Butcher

Buford L BUTCHER
Buford L. Butcher

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of March, 1995, by Hubert D. Butcher, Marquita K. Lines, and Buford L. Butcher.

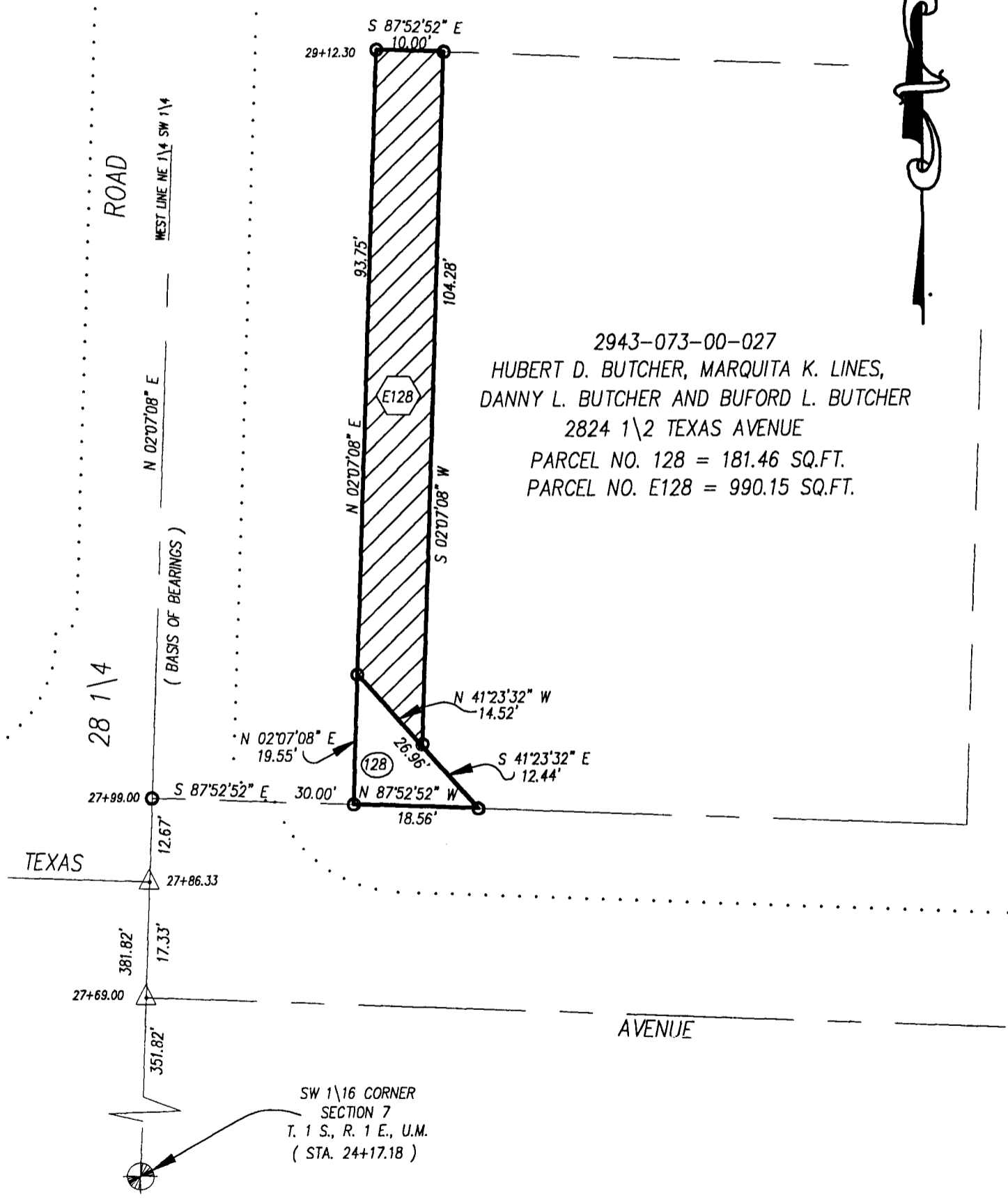


Witness my hand and official seal.
My commission expires March 3, 1997

Robert Quinn
Notary Public

EXHIBIT "A"

STA. 27+99.00 TO STA. 29+12.30



2943-073-00-027
 HUBERT D. BUTCHER, MARQUITA K. LINES,
 DANNY L. BUTCHER AND BUFORD L. BUTCHER
 2824 1/2 TEXAS AVENUE
 PARCEL NO. 128 = 181.46 SQ.FT.
 PARCEL NO. E128 = 990.15 SQ.FT.

DRAWN BY: SRP
 DATE: 01\24\95
 SCALE: 1" = 20'
 APPR. BY:
 FILE NO: ROW128.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