

LJH9825R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LEO E. HYLAND AND JOAN L. HYLAND

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 576.5 25 ROAD,
PARCEL NO. 2945-102-00-117, UTILITY EASEMENT, 25 ROAD STORM SEWER
IMPROVEMENTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1848150 05/29/98 0937AM
 MONIKA TODD CLK&REC MESA COUNTY CO
 REC FEE \$15.00 SURCHG \$1.00
 DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

Leo E. Hyland and Joan L. Hyland, Grantors, for and in consideration of the sum of One Thousand Six Hundred Eighty Seven and 50/100 Dollars (\$1,687.50), 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, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of an underground storm drainage pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 (SW1/4 NW1/4 NW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the SW1/4 NW1/4 NW1/4 of said Section 10 to bear S 00°00'00" W with all bearings contained herein being relative thereto; thence S 00°00'00" W along the west line of the SW1/4 NW1/4 NW1/4 of said Section 10 a distance of 405.00 feet; thence leaving said west line, N 90°00'00" E a distance of 50.00 feet to a point on the east right-of-way line for 25 Road and the True Point of Beginning; thence leaving said right-of-way line, N 90°00'00" E a distance of 10.0 feet; thence S 00°00'00" W a distance of 75.00 feet; thence N 90°00'00" W a distance of 10.0 feet to a point on the east right-of-way line for 25 Road; thence N 00°00'00" W along the east right-of-way line for 25 Road a distance of 75.00 feet to the Point of Beginning, containing 750.0 square feet as described herein and as 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 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 Grantors erecting or placing any structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said storm drainage pipeline and related facilities 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 28 day of May, 1998.

Leo E. Hyland
Leo E. Hyland

Joan L. Hyland
Joan L. Hyland

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of May, 1998, by Leo E. Hyland and Joan L. Hyland.

My commission expires: 3.3.01

Witness my hand and official seal.

Peppert
Notary Public

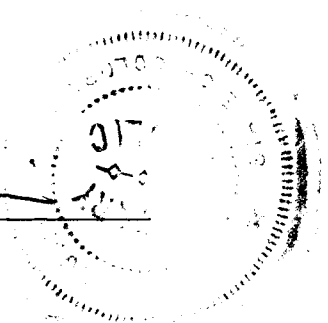


EXHIBIT "A"

NW CORNER
SW 1/4 NW 1/4 NW 1/4
SECTION 10, T1S, R1W, U.M.



500'00"00"W
WEST LINE OF THE SW 1/4 NW 1/4 NW 1/4, SECTION 10

25 ROAD

40'
N90°00'00"E 50.00'

N90°00'00"E

10.00'
75.00'
STORM SEWER PIPELINE EASEMENT
75.00'
N00°00'00"W 500'00"00"W
10.00'

2945-102-00-117
LEO E. & JOAN L. HYLAND
576.5 25 ROAD
EASEMENT AREA = 750.00 SQ.FT.

N90°00'00"W

WESLO AVENUE

DRAWN BY: SRP
DATE: 03-16-98
SCALE: 1" = 30'
APPR. BY: TW
FILE NO: 25RDSTS10.DWG

RIGHT-OF-WAY DESCRIPTION MAP

25 ROAD STORM SEWER IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION