

MCG03NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC SIDEWALK

NAME OF PROPERTY OWNER OR GRANTOR: MCGOVERN ENTERPRISES, INC., A COLORADO
CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1440 NORTH AVE.,
GRAND JUNCTION, CO 81501

PARCEL NO.: 2945-123-21-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2 PAGE DOCUMENT

BOOK 3296 PAGE 335

2108633 03/07/03 0329PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SIDEWALK EASEMENT

McGovern Enterprises, Inc., a Colorado Corporation, Grantor, for and in consideration of the installation, maintenance and repair of public sidewalk improvements by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, maintenance and repair of public sidewalk improvements, on, along, over, under, through and across the following described parcel of land, to wit:

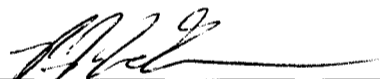
The North Four (4.0) Feet of Lot 10, Exposition Arcade, as recorded at Plat Book 7 at Page 68, Office of the Mesa County Clerk and Recorder;

Containing 318.88 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

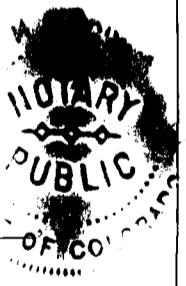
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery.

Executed and delivered this 15th day of January, 2003.

McGovern Enterprises, Inc., a Colorado Corporation by:


P.J. McGovern, President


State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 15th day of January 2003, by P.J. McGovern, President, McGovern Enterprises, Inc., a Colorado Corporation.

My commission expires: 1-15-05

Witness my hand and official seal.


Notary Public

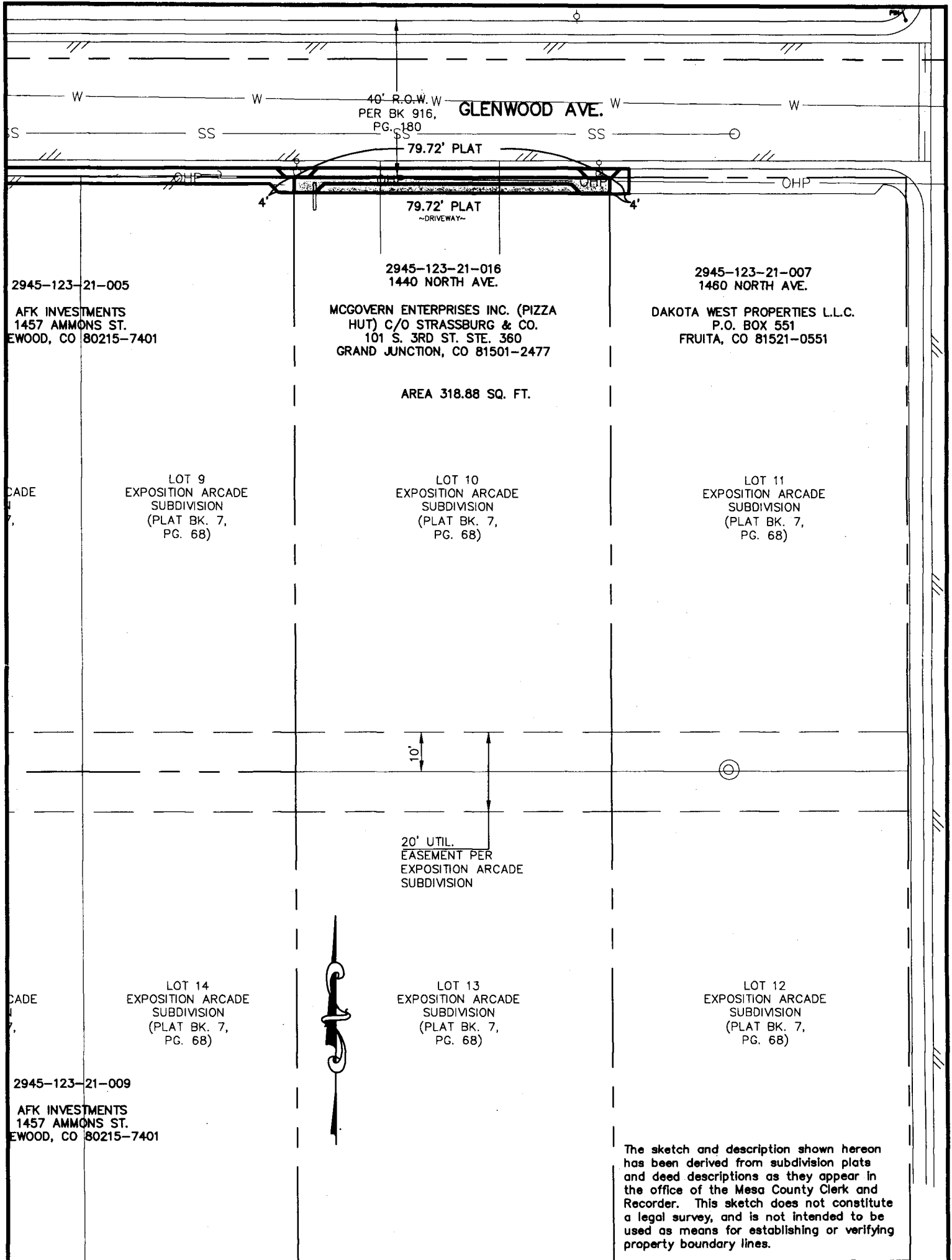


EXHIBIT "A"

DRAWN BY: NOP
 DATE: 1-14-2003
 SCALE: 1" = 30'
 APPR. BY: TW
 Sidewalk_Glenwood-EXB

**2945-123-21-016
 GLENWOOD AVENUE
 EASEMENT DESCRIPTION MAP**

**DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION**