

MNB97SHR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MNB, A COLORADO LIMITED
LIABILITY COMPANY MICHAEL W. BLACKBURN, PARTNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1250 EAST
SHERWOOD DRIVE RIGHT OF WAY FOR INGRESS AND EGRESS FOR SEWER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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DEED OF EASEMENT

1799047 0134PM 05/16/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

The undersigned, MNB, a Colorado limited liability company, Grantor, of 1250 East Sherwood Drive, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, does hereby grant and convey to CITY OF GRAND JUNCTION, Grantee, of 250 North 5th Street, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, its licensees, successors and assigns, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual non-exclusive right of way for ingress and egress for the purpose of installation, operation and maintenance of a sanitary sewer, over and across certain property situate in the County of Mesa, State of Colorado, more particularly described as follows:

An easement across a portion of the North 376.4 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, said easement being more particularly described as follows:

Commencing at the Southwest corner of the North 376.4 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 10, and considering the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 10 to bear South 00°06'12" East between Mesa County survey markers for the Northwest corner and the North one-sixteenth corner of said Section 10 to bear South 00°06'12" East;

Thence along the South line of the North 376.4 feet of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, South 90°00'00" East, a distance of 50.00 feet to the Point of Beginning of the easement herein described;

Thence North 00°06'12" West, a distance of 20.00 feet;

Thence South 90°00'00" East, a distance of 386.98 feet;

Thence South 00°00'00" East, a distance of 20.00 feet to the South line of the North 376.4 feet of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence North 90°00'00" West, a distance of 386.94 feet; to the Point of Beginning. Containing 0.178 acres, more or less.

Grantee hereby agrees to the joint use of the aforescribed non-exclusive, perpetual easement by Grantor, its heirs and assigns.

TO HAVE AND TO HOLD the said nonexclusive, perpetual easement unto said Grantee, its successors and assigns so long as the same shall be used for the purposes herein set forth; said easement to carry with it the full and free right by the Grantor or Grantee or those claiming by, through or under them to install, operate and maintain said sanitary sewer, for all purposes reasonably incident to the right thereby granted, together with the right of ingress and egress for purposes of the installation, operation and maintenance of said sanitary sewer.

IN WITNESS WHEREOF, the Grantor has hereunder set its hand this 17th day of April, 1997.

MNB, a Colorado Limited Liability Company

By Michael W. Blackburn

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The above instrument was acknowledged before me this 17th day of April, 1997, by Michael W. Blackburn partner of MNB, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

January 12 1999

Michael W. Blackburn
Notary Public
