

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

PURPOSE: RIGHT OF INGRESS AND EGRESS

NAME OF PROPERTY OWNER OR GRANTOR: THE TRUSTEES OF STATE COLLEGE

 \checkmark

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1405 COLLEGE PLACE-LOT 11-12-BLOCK 1-MCMULLIN-GORMLEY SUB. 1345 COLLEGE PLACE-LOT 13-14-BLOCK 1-MCMULLIN-GORMLEY SUB.

PARCEL NO.:	2945-114-21-961
	2945-114-21-922

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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

2078506 09/27/02 0345Ph Monika Todo Clk&Red Fiesa County Co RedFee \$5.00 Documentary Fee \$Exempt

GRANT OF INGRESS AND EGRESS EASEMENT

The Trustees of State Colleges in Colorado, Grantor, for good and valuable consideration, 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, an Easement for ingress and egress purposes for the use and benefit of the public services, including, but not limited to, police, fire, emergency, utility and sanitation services, over and across the following described real property being portions of Lots 11, 12 and 13 in Block 1 of McMullin & Gormley Subdivision, situate in the Southeast ¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 6 at Page 3 in the office of the Mesa County Clerk and Recorder, to wit:

Beginning at the Easterly corner common to Lots 12 and 13 of said McMullin & Gormley Subdivision;

thence S $00^{\circ}02'34''$ W along the East line of said Lot 13 a distance of 4.50 feet; thence along a line which is 4.50 feet Southerly of and parallel with the North line of said Lot 13, S $89^{\circ}41'43''$ W a distance of 124.99 feet to a point on the West line of said Lot 13; thence N $00^{\circ}02'17''$ E along the West line of said Lots 11, 12 and 13 a distance of 31.00 feet; thence leaving said West line, S $45^{\circ}08'00''$ E a distance of 21.15 feet; thence along a line which is 11.50 feet Northerly of and parallel with the South line of said Lot 12, N $89^{\circ}41'43''$ E a distance of 110.00 feet to a point on the East line of said Lot 12;

thence S 00°02'34" W a distance of 11.50 feet to the Point of Beginning.

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, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might act to prevent reasonable ingress and egress for vehicles and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that it has good title to the aforedescribed premises; that it has good and lawful right to grant this Easement; that it 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 <u>24th</u> day of	September, 2002.
	The Trustees of State Colleges in Colorado: for and on behalf of Mesa State College
	By: Jo Little
	Name: John Lyzgibbon
	Title: Vice President of Financial and Administrative Services
State of Colorado)	•
)ss. County of Mesa)	
The foregoing instrument was acknowledged	before me this <u>24th</u> day of <u>September</u> , 2002,
by <u>Barbara J. Herring</u>	as Administrative Assistant for
Mesa State College for & on of the Trustee behalf	es of State Colleges in Colorado.
1 control system expires: 9-30-2006	
Avitness my hand and official seal.	
BARBARA .	Den Henry
BARBARNO	Notary Public
TE OF	