## MTC92PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MTC WEST, IN., A DELAWARE CORPORATION BY: JOAN M. DUGAN (PRESIDENT) AND KENNETH B. ROSS (SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LANDING HEIGHTS SUBDIVISION BETHESDA 28 1/4 AND F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1604892 03:12 PM 06/08/92 Monika Todd Clk&Rec Mesa County Co DOC EXEMPT

KNOW ALL MEN BY THESE PRESENTS, that MTC WEST, INC., A DELAWARE CORPORATION, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the CITY OF GRAND JUNCTION, COLORADO, a Colorado home rule municipality, Grantee, its successors and assigns forever, a PERPETUAL EASEMENT for the installation, maintenance, operation and repair of an underground water pipeline, together with the right of ingress and egress, on, along, over, under, through and across that certain real property described on Exhibit A attached hereto and incorporated herein by reference.

BOOK 1704 PAGE 874

Grantor reserves the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner so as to not limit the joint use of the easement area by Grantor and Grantee.

Grantor hereby covenants that the easement area shall not be burdened or overburdened by erecting or placing of any improvements thereon which might prevent reasonable access to and across the easement area.

Grantor further hereby covenants with Grantee it has good title to the aforedescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever

whomsoever.	
Signed this day of	, 1992.
ATTEST:	MTC WEST, INC.
Kannett B. Kon	Joan Mayon
STATE OF Indiana )	
County of Vanderburgh )	$lue{lue}$
President and by	Joan M. Dugan as Kenneth B. Ross as
My commission expires 5-11-96 Witness my hand and official seal Notary Public	
1AN	words sans

The following decribed easement for the installation, maintenance, operation and repair of an underground water pipeline, together with the right of ingress and egress on, along, over, under, through and across the following described real property situate in the NW1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Commencing at the Southwest corner of Landing Heights Subdivision in said Section 7, thence S 75° 02'41" E a distance of 182.79 feet, thence N 89° 50' 00" E a distance of 57.44 feet to the <u>POINT OF BEGINNING</u>;

Thence N  $75^{\circ}$  02' 41" W a distance of 26.83 feet; Thence N  $89^{\circ}$  50' 00" E a distance of 209.92 feet to the west right of way line of 28 1/4 Road as described in Book 1245 at Pages 841 & 842 in the office of the Mesa County Clerk and Recorder;

Thence 7.31 feet along a curve to the right having a radius of 916.5 feet and a long chord which bears S 160 29' 09" W 7.31 feet;

Thence S 890 50' 00" W a distance of 181.93 feet to the POINT OF **BEGINNING**.