

PBR00F50

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: TEMPORARY TURN AROUND EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: PARKERSON BROTHERS, LLC, A COLORADO
LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): F ½ ROAD
BETWEEN 25 AND 25 ½ ROAD DIAMOND RIDGE, FILING ONE FILE NO. ANX-1999-008

PARCEL NO.:

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1999-008
1999-009

GRANT OF TEMPORARY TURN AROUND EASEMENT

THIS TEMPORARY TURN AROUND EASEMENT, Made this 19th day of July, 2000, between the Parkerson Brothers, LLC, a Colorado Limited Liability Company, whose address is 710 South 15th Street, Grand Junction, CO 81501 (Grantor herein) and the City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, CO 81501 (Grantee herein):

In exchange for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledge, Grantor hereby grants and conveys unto Grantee and its respective, its successors and assigns forever, a perpetual, non-exclusive easement for ingress and egress over, upon, through and under Grantor's parcel located in the SW 1/4 of the NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. The easement is more fully described as follows:

Beginning at a point on the northerly boundary line of Diamond Ridge Subdivision, Filing One situated in the SW 1/4 of the NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, as recorded in Plat Book 17 at Pages 222 through 223, Reception Number 1931664 in the office of the Mesa County Clerk and Recorder, whence the NW 1/16 corner of said Section 3 bears N 30° 38' 16"E, 204.72 feet and the northeasterly corner of said Diamond Ridge Subdivision, Filing One bears N 74° 29' 16" E, 108.19 feet, with all bearings contained herein being relative to the recorded plat of said Diamond Ridge Subdivision, Filing One;

- 1. Thence N 15° 00' 24" E, 10.83 feet;
- 2. Thence southwesterly 234.42 feet along the arc of a circular curve to the left with a radius of 47.00 feet, a delta of 285° 46' 15" and a chord bearing S 75° 36' 18" W, 56.72 feet;
- 3. Thence S 41° 46' 03" E, 11.63 feet;
- 4. Thence N 74° 26' 16" E, 46.07 feet to the point of beginning.

The easement as described above contains 0.163 acres more or less.

The easement granted is not an exclusive easement, and includes the right of public ingress and egress, including but not limited to, postal service, trash collection, fire, police and emergency vehicle, together with the right to trim or remove interfering trees and brush in a reasonable and prudent manner.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereto subscribed the day and year first above written.

Parkerson Brothers, LLC., a Colorado Limited Liability Company

By: Alan Parkerson
Alan Parkerson, Manger

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledge before me this 19th day of July, 2000, by Alan Parkerson, Parkerson Brothers, LLC., a Colorado Limited Liability Company.

Witness my hand and official seal.
My commission expires 2-09-2004

Frances Blackwelder
Notary Public

