

PO0910RC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LONNIE R. POOL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2850 ORCHARD
AVE. NO. 2943-072-00-041

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

P E R M A N E N T E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS, that LONNIE R. POOL, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the THE CITY OF GRAND JUNCTION, a municipal corporation, Grantee, receipt of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the said Grantee, its successors and assigns, a PERPETUAL EASEMENT for the installation and maintenance of road base material to support curb, gutter and sidewalk on Parcel 1 and for a manhole relocation and water line installation, repair and maintenance purposes on, along, over, under and across Parcel 2; the following described premises, to wit:

PARCEL 1:

Commencing at the SE Corner NW quarter of Section 7, T1S, R1E, Ute Meridian;

THENCE West along the South line of the Northwest quarter of Section 7 a distance of 117.00 feet;

THENCE North a distance of 61.80 feet to the POINT OF BEGINNING;

THENCE North a distance of 3.40 feet;

THENCE N 87° 42' 34" E a distance of 89.07 feet;

THENCE South a distance of 1.23 feet;

THENCE along a curve to the right whose chord bears S 64° 55' 01" W 11.61 feet, Radius 14.00 feet, Delta 48° 59' 20", a distance of 11.97 feet;

THENCE S 89° 24' 41" W a distance of 78.49 feet to the POINT OF BEGINNING.

AND

PARCEL 2:

Commencing at the SE Corner NW quarter of Section 7, T1S, R1E, Ute Meridian;

THENCE West along the South line of the Northwest quarter of Section 7 a distance of 28.00 feet;

THENCE North a distance of 67.52 feet to the POINT OF BEGINNING;

THENCE North a distance of 14.00 feet;

THENCE East a distance of 3.00 feet;

THENCE South along the West Right of Way line for 28 1/2 Road a distance of 8.00 feet;

THENCE along a curve to the right whose chord bears S 26° 33' 24" W 6.71 feet, Radius 14.00 feet, Delta 27° 43' 53", a distance of 6.78 feet to the POINT OF BEGINNING.

As shown on attached Exhibit "A".

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

Signed this 19th day of February, 1991.

Lonnie R. Pool
Lonnie R. Pool

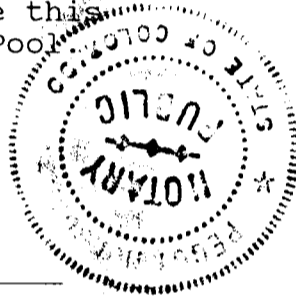
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of February, 1991, by Lonnie R. Pool

My commission expires 3-3-93.

Witness my hand and official seal.

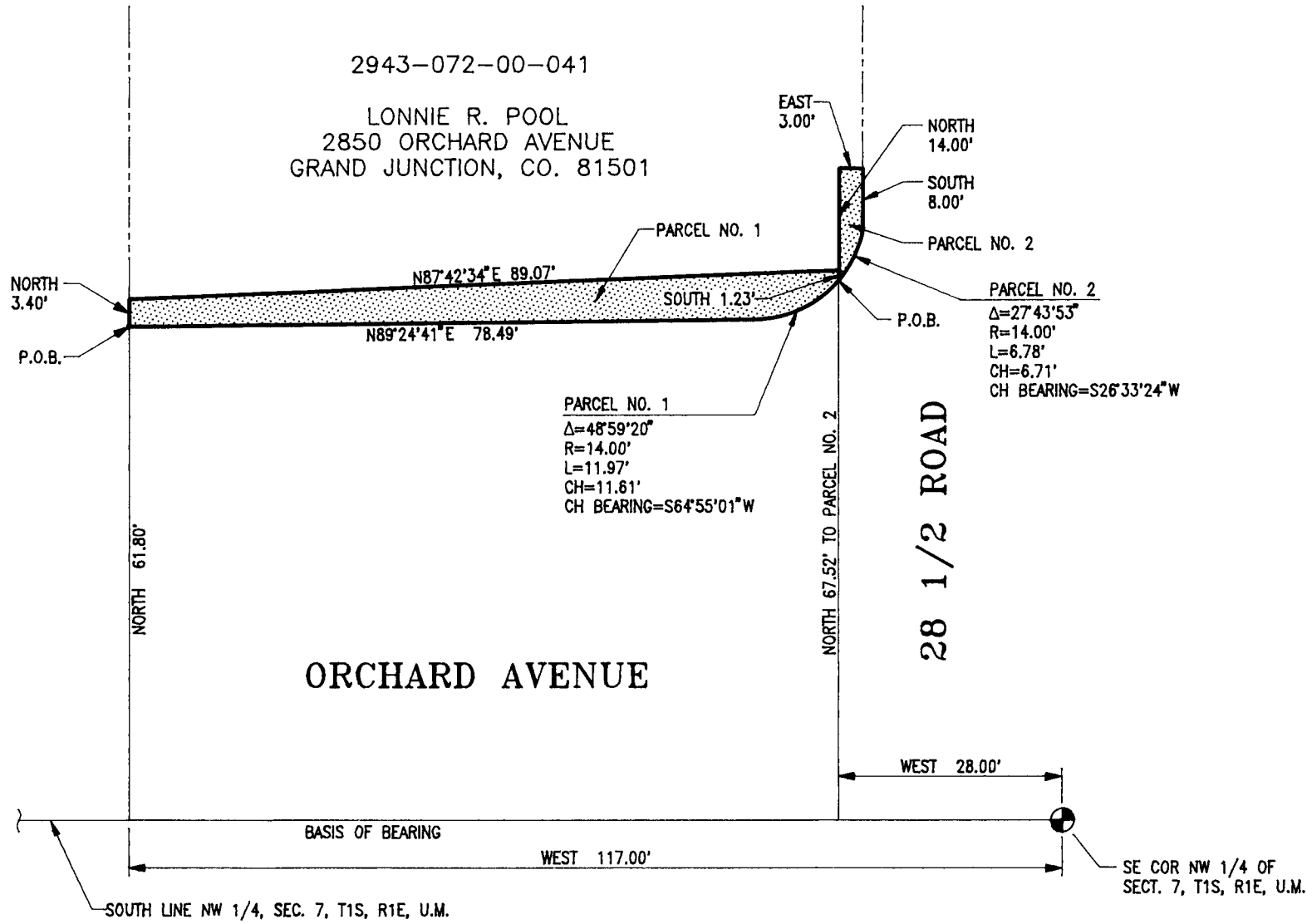
Patsy Holzer
Notary Public



Address: _____

EXHIBIT - "A"

2943-072-00-041
 LONNIE R. POOL
 2850 ORCHARD AVENUE
 GRAND JUNCTION, CO. 81501



SCALE: 1"=20'

AREAS

PARCEL NO. 1	404.87 SQ. FT.
PARCEL NO. 2	34.83 SQ. FT.

PERMANENT EASEMENT

BOOK 1838 PAGE 314

89040R11.DWG

R.O.W. DESCRIPTION MAP
 PARCEL NO. 2943-072-00-041
 APPROVED _____
 DATE DRAWN BY: C.A.K. 2-15-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

ORCHARD AVENUE AT 28 1/2 ROAD