## PTA9215T

TYPE OF RECORD:

**PERMANENT** 

CATEGORY OF RECORD:

**EASEMENT (MULTIPURPOSE)** 

NAME OF PROPERTY

OWNER OR GRANTOR:

PTARMIGAN INVESTMENTS, INC.

**PURPOSE:** 

**IRRIGATION DRAINAGE AND UTILITIES** 

ADDRESS:

NORTH 15<sup>TH</sup> STREET AND NORTH OF RIDGE DRIVE PTARMIGAN RIDGE #3

TAX PARCEL NO.:

2945-012-26-003 2945-012-00-107

**CITY DEPARTMENT:** 

PUBLIC WORKS AND PLANNING

YEAR:

1992

**EXPIRATION DATE:** 

NONE

DESTRUCTION DATE:

NONE

## GRANT OF EASEMENT

1620502 02:08 PM 11/13/92 Monika Todd CLK&Rec Mesa County Co DBC EXEMPT

KNOW ALL MEN BY THESE PRESENTS, that PTARMIGAN INVESTMENTS, INC., a Colorado Corporation, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), 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, a Colorado home rule municipality, Grantee, its successors and assigns forever, a Perpetual Easement for irrigation, drainage and utilities purposes, 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.

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 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 20TH day of October

My commission expires

Witness my hand and official seal.

bighed this <u>ball</u> day of <u>sector</u>	, 1992.
Ptarmigan Investments, Inc. a Colorado Carporation	Attest:
Johnnie A. Significat President	738 lun
STATE OF COLORADO ) )ss.	•
County of MESA )	
The foregoing instrument was acknowledged before me this 20 <sup>TH</sup> day of	

36

## EXHIBIT A

Beginning at the Northeast corner of Lot 6, Block 1 of Ptarmigan Ridge Filing One as recorded in Plat Book 13 at Page 507 of the Mesa County Clerk and Recorder, said point being N57°37'25"W a distance of 1085.23 feet from the Southeast corner of the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and considering the East line of the Northwest Quarter of said Section 1 to bear N00°02'05"E with all bearings contained herein being relative thereto;

thence N22<sup>O</sup>04'34"W along the centerline of a 10-foot wide easement a distance of 139.48 feet;

thence N23<sup>O</sup>43'14"W along the centerline of a 10-foot wide easement a distance of 85.57 feet;

thence N00<sup>o</sup>02'34"E along the centerline of a 10-foot wide easement a distance of 83.94 feet to the intersection of a 20-foot wide easement;

thence N89°51'18"W along the centerline of a 20-foot wide easement a distance of 40.0 feet to the intersection of a 10-foot wide easement;

thence N00<sup>o</sup>02'34"E along the centerline of a 10-foot wide easement a distance of 449.85 feet to the Point of Terminus.