

RAR95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROLAND A. RASO AND SHARI ANN
RASO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 RD
2826 NORTH AVE PARCEL NO. E102 NO. 2943-073-00-131 ROAD
EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Roland A. Raso, as Trustee of the Roland A. Raso Trust, and Shari Ann Raso, Grantors, for and in consideration of the sum of Thirty-Six and 69/100 Dollars (\$36.69), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No. E102 of City of Grand Junction 28 $\frac{1}{4}$ Road Project for the installation, operation, maintenance and repair of a luminaire street light and associated appurtenances, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcels situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. 102: Commencing at the Mesa County Brass Cap for the Southwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, and considering the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ to bear N 02°05'00" E with all bearings contained herein being relative thereto; thence N 02°05'00" E along said West line a distance of 230.01 feet; thence S 87°56'30" E a distance of 30.0 feet to the True Point of Beginning;

Thence N 02°05'00" E a distance of 1.49 feet;
Thence S 87°56'30" E a distance of 8.0 feet;
Thence S 02°05'00" W a distance of 5.0 feet;
Thence N 87°56'30" W a distance of 7.82 feet;
Thence N 00°46'43" W a distance of 3.51 feet to the True Point of Beginning.

The above described parcel of land contains 36.69 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors, their heirs, successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

2. Grantors shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment

of the Grantee's rights herein granted; provided, however, Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement areas.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 10 day of March, 1995.

Roland A. Raso

Roland A. Raso, as Trustee for the Roland A. Raso Trust

Shari Ann Raso

Shari Ann Raso

State of Colorado)

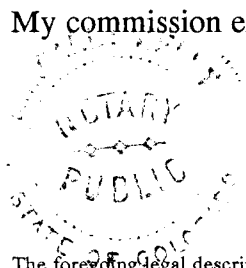
)ss.

County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of March, 1995, by Roland A. Raso, Trustee for the Roland A. Raso Trust and Shari Ann Raso.

Witness my hand and official seal.

My commission expires 11-6-96

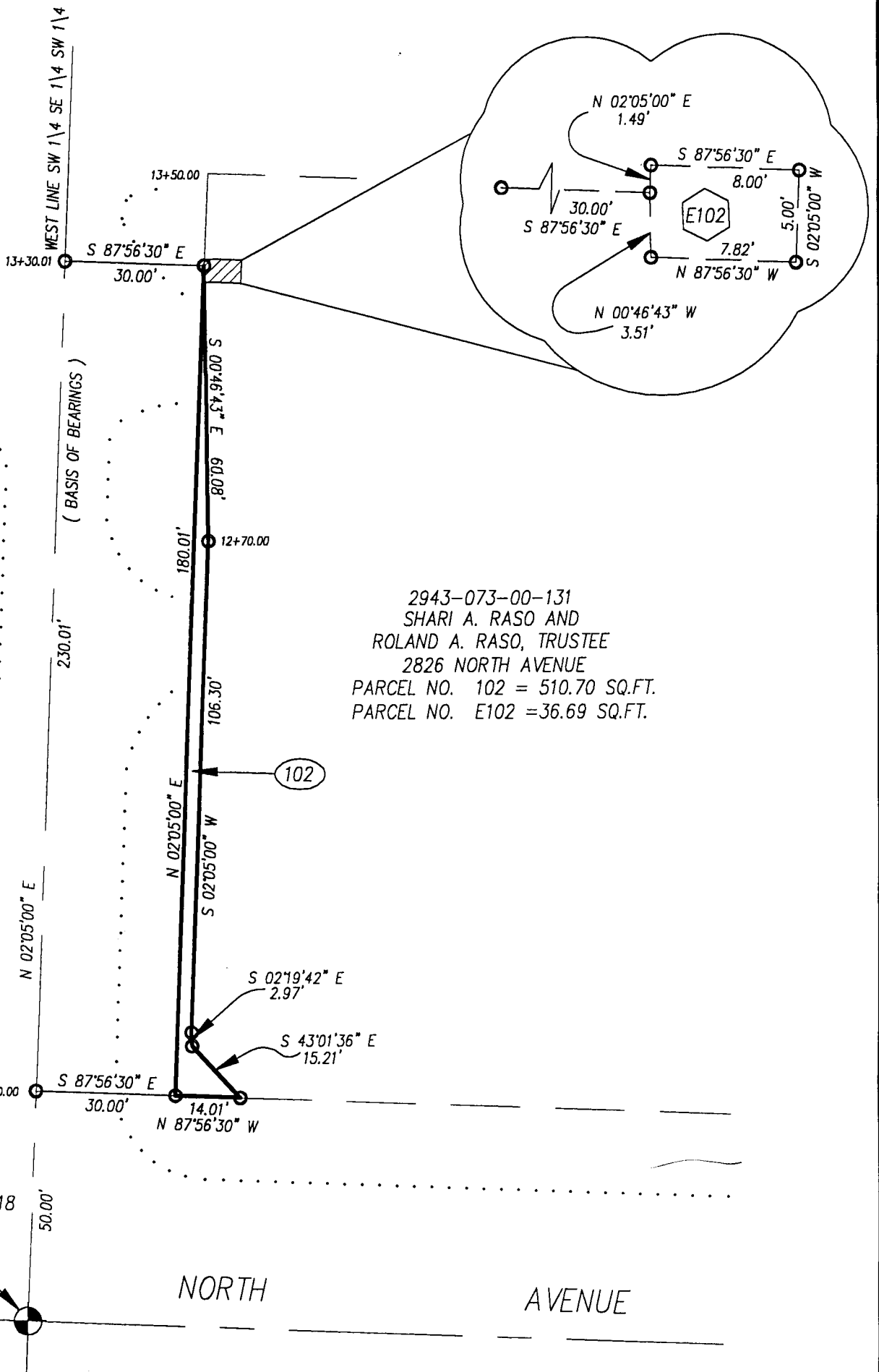


Margaret Kelly
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"

STA. 11+50.00 TO STA. 13+30.01



DRAWN BY: SRP
DATE: 01\27\95
SCALE: 1" = 30'
APPR. BY:
FILE NO: ROW102.DWG

RIGHT-OF-WAY DESCRIPTION MAP
28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION