

RDY91ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RAYMOND D. YOUMANS AND VALERIE
T. YOUMANS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2119 ORCHARD
AVE. NO. 2943-072-00-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1570996 01:41 PM 05/20/91
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

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

KNOW ALL MEN BY THESE PRESENTS, that RAYMOND D. YOUMANS AND VALERIE T. YOUMANS, Grantors, 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, have given and granted and by these presents do 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 the following described premises, to wit:

Commencing at the SE corner of the NW 1/4 of Section 7, T1S, R1E, Ute Meridian;

THENCE West along the South line of the Northwest quarter of Section 7 a distance of 270.00 feet;

THENCE North a distance of 60.22 feet to the POINT OF BEGINNING;

THENCE North a distance of 1.78 feet;

THENCE East a distance of 65.00 feet;

THENCE South a distance of 1.10 feet;

THENCE S 89° 24' 02" W a distance of 65.00 feet to the POINT OF BEGINNING.

As shown on attached Exhibit "A".

The Grantors hereby covenant with the 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 5th day of April, 1991.

Raymond D. Youmans
Raymond D. Youmans

Valerie T. Youmans
Valerie T. Youmans

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this
5th day of April, 1991, by Raymond D. Youmans
and Valerie T. Youmans.

My commission expires 3-3-93.

Witness my hand and official seal.

Raymond Halpin
Notary Public

Address: 350 N. 17th St.
Grand Junction CO 81501

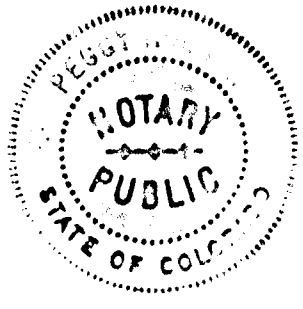
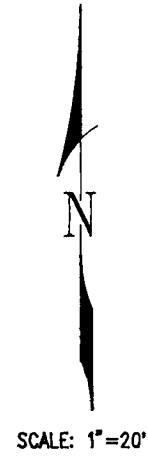
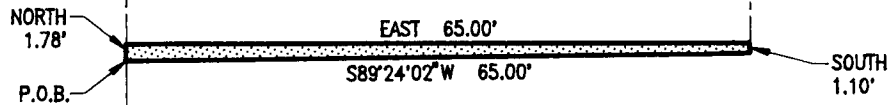


EXHIBIT - "A"

2943-072-00-024

RAYMOND D. & VALERIE T.
YOUMANS
2119 ORCHARD AVENUE
GRAND JUNCTION, CO.
81501



AREA
93.60 SQ. FT.

NORTH
60.22'

ORCHARD AVENUE

28 1/2 ROAD

WEST 270.00'

SOUTH LINE NW 1/4, SEC. 7, T1S, R1E, U.M.

CENTER OF SECT. 7,
T1S, R1E, U.M.

 PERMANENT EASEMENT

89040R18.DWG

R.O.W. DESCRIPTION MAP
PARCEL NO. <u>2943-072-00-024</u>
APPROVED _____
DATE <u> </u> DRAWN BY: C.A.K. 4-01-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

ORCHARD AVENUE AT 28 1/2 ROAD

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