

RED05SCP

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	REDLANDS WATER AND POWER COMPANY
PURPOSE:	EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC SIDEWALK IMPROVEMENTS FOR SOUTH CAMP ROAD SIDEWALK
ADDRESS:	SOUTH CAMP ROAD
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2238719 BK 3836 PG 29-30
02/15/2005 09:36 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF SIDEWALK EASEMENT

Redlands Water and Power Company, Grantor, for and in consideration of the installation, maintenance and repair of public sidewalk improvements by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, maintenance and repair of public sidewalk improvements, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for a pedestrian easement located in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 18, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of Maxwell Subdivision, as same is depicted in Plat Book 11 Page 324 in the records of the office of the Mesa County Clerk and Recorder, and considering the North boundary line of Maxwell Subdivision to bear N89°40'15"E, with all bearings herein being relative thereto, said Northwest Corner Lot 1 also being the Southwest corner of Redlands Water and Power Canal Right-of-way as same is depicted on said plat; thence N00°15'45"W, along the east right-of-way for South Camp Road as same is depicted in said plat of Maxwell Subdivision, a distance of 28.61 feet; thence N21°08'01"E a distance of 15.33 feet; thence N00°38'08"E a distance of 24.85 feet; thence N35°58'58"W a distance of 10.24 feet, more or less, to the east right-of-way of said South Camp Road; thence N00°15'45"W, along the east right-of-way for said South Camp Road a distance of 0.83 feet, more or less, to the Northwest corner of said Maxwell Subdivision; thence N89°40'15"E, along the north line of said Maxwell Subdivision a distance of 11.71 feet; thence S35°58'58"E a distance of 10.76 feet; thence S00°38'08"W a distance of 23.28 feet; thence S21°10'39"W a distance of 48.22 feet, more or less, to the point of beginning.

Containing 731.11 square feet, more or less, as described.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery.

Executed and delivered this 11th day of FEBRUARY, 2005.

Redlands Water and Power Company
BY:

Charles A. Mitisek
Chuck Mitisek, President

State of)
)ss.
County of)

The foregoing instrument was acknowledged before me this 11th day of FEBRUARY, 2005, for Redlands Water and Power Company by Chuck Mitisek as President.

My commission expires: 4-13-05

Witness my hand and official seal.

[Signature]
Notary Public

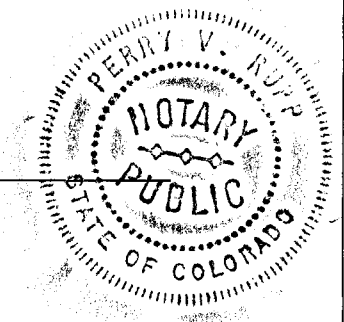
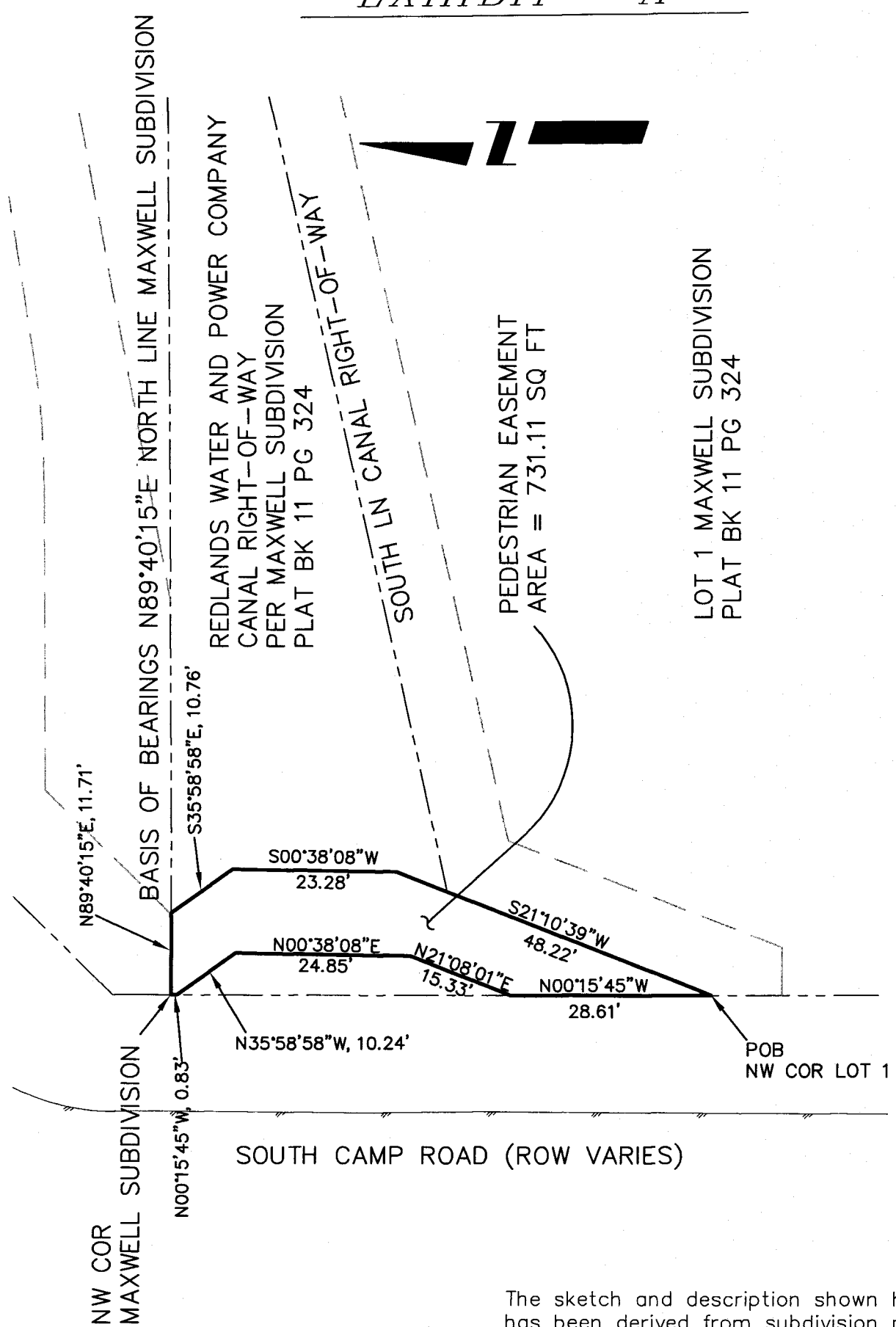


EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG
 DATE: 12/08/2004
 SCALE: 1" = 20'
 APPR. BY: PK

SOUTH CAMP SIDEWALK
 PEDESTRIAN EASEMENT
 REDLANDS WATER AND POWER

