

RGL95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROBERT G. LUCAS AND JOAN H. LUCAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2824 ELM AVE. 28 1/4 ROAD LOT 3 OF LUCAS SUBDIVISION, PARCEL NO. 123, E123, NO. 2943-073-15-003 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1712589 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

ROBERT G. LUCAS and JOAN H. LUCAS, Grantors, for and in consideration of the sum of One Hundred Fifty Eight and 05/100 Dollars (\$158.05), 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. E123 of City of Grand Junction 28¼ Road Project for the installation, operation, maintenance, repair and conveyance of utilities, irrigation water and facilities, storm water runoff and facilities, and tree planting purposes, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel being a part of Lot Three (3) of Lucas Subdivision as recorded in Plat Book 11 at Page 107 in the office of the Mesa County Clerk and Recorder, situated in the NW¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Easement being more particularly described by the following metes and bounds, to wit:

Commencing at the Northeast Corner of Lot 3 of said Lucas Subdivision and considering the East line of the NW¼ SW¼ of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto; thence N 87°52'52" W along the North line of said Lot 3 a distance of 5.00 feet to the True Point of Beginning;
Thence S 02°07'08" W a distance of 79.44 feet;
Thence S 47°59'08" W a distance of 13.93 feet;
Thence N 02°07'08" E a distance of 89.14 feet to a point on the North line of said Lot 3;
Thence S 87°52'52" E along the North line of said Lot 3 a distance of 10.00 feet to the True Point of Beginning,
containing 842.91 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 area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors and the Grantors 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 area.

3. Grantors hereby covenants 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 23 day of March, 1995.

Robert G. Lucas
Robert G. Lucas

Joan H. Lucas
Joan H. Lucas

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of March, 1995, by Robert G. Lucas and Joan H. Lucas.

Witness my hand and official seal.

My commission expires 2/28/98

Ann Woodmanson
Notary Public

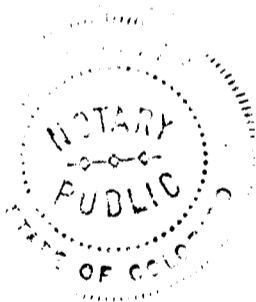
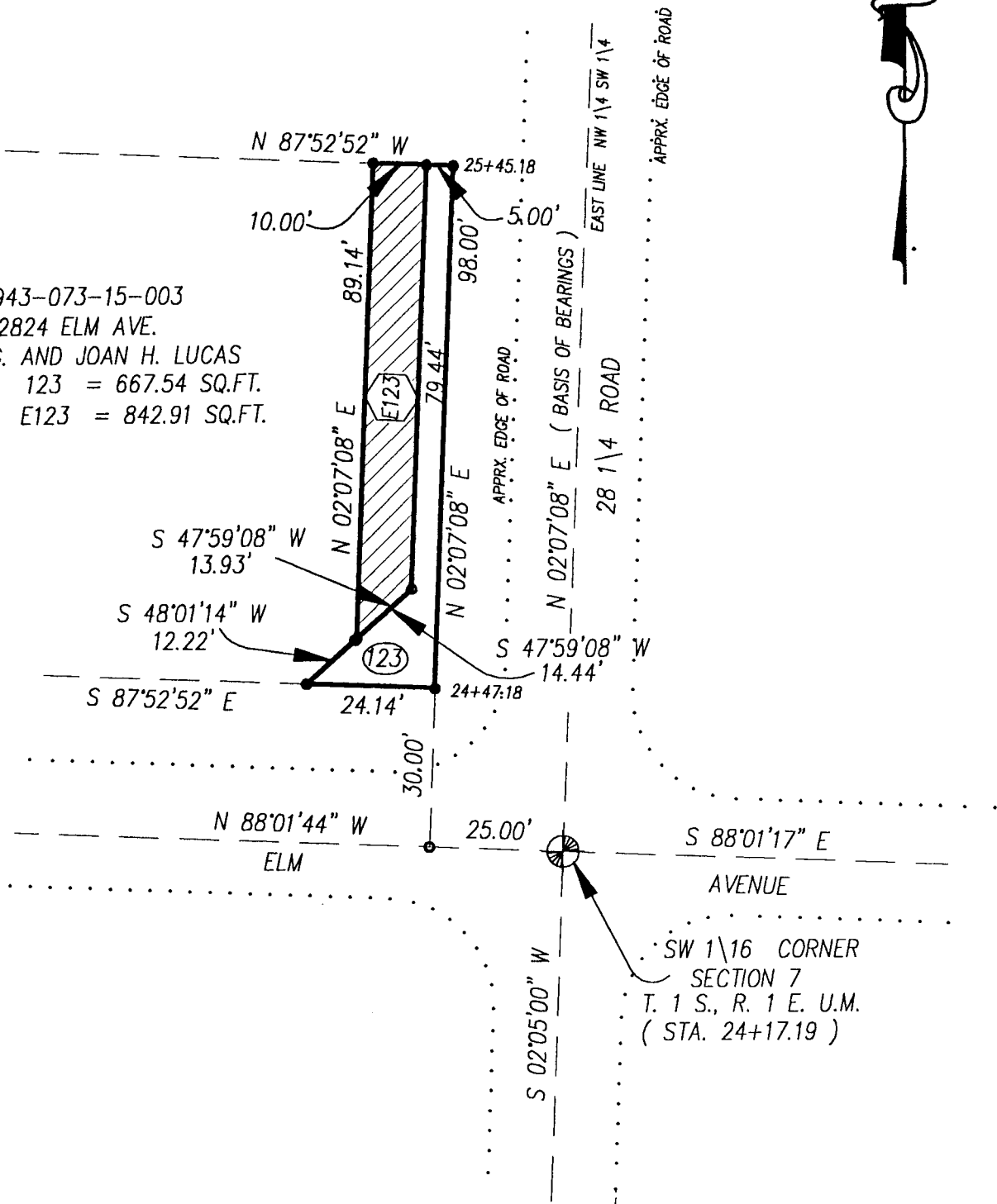


EXHIBIT "A"

STA. 24+47.18 TO STA. 25+45.18

2943-073-15-003
 2824 ELM AVE.
 ROBERT G. AND JOAN H. LUCAS
 PARCEL NO. 123 = 667.54 SQ.FT.
 PARCEL NO. E123 = 842.91 SQ.FT.



DRAWN BY: SRP
 DATE: 01\11\95
 SCALE: 1"=30'
 APPR. BY:
 FILE NO: RQW123.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