

RLZ91ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROBERT L. ZELLER AND IVA J.
ZELLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ORCHARD AVE.
NO. 2943-072-00-023 555 28 1/2 ROAD #23

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1570994 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 ROBERT L. ZELLER AND IVA J. ZELLER, 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 NW 1/4 of Section 7, a distance of 330.00 feet;
 THENCE North a distance of 59.62 feet to the POINT OF BEGINNING;
 THENCE North a distance of 2.38 feet;
 THENCE East a distance of 60.00 feet;
 THENCE South a distance of 1.78 feet;
 THENCE S 89° 25' 37" W a distance of 60.00 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 4th day of April, 1991.

Robert L. Zeller
 Robert L. Zeller
Iva J. Zeller
 Iva J. Zeller

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

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The foregoing instrument was acknowledged before me this
4th day of April, 1991, by Robert L. Zeller and
Iva J. Zeller.

My commission expires March 3, 1993.

Witness my hand and official seal.

Peter Halasz
Notary Public

Address: 2507 N 5th St
Grand Junction CO 81501

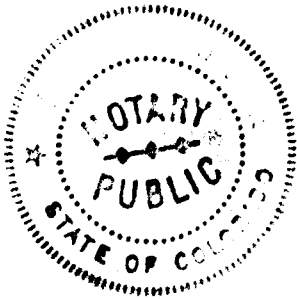


EXHIBIT - "A"

2943-072-00-023

ROBERT L. ZELLER &
IVA J. ZELLER
555 28 1/2 ROAD #23
GRAND JUNCTION, CO.
81501

NORTH
2.38'

EAST 60.00'

S89°25'37"W 60.00'

SOUTH
1.78'

P.O.B.

NORTH
59.62'

ORCHARD AVENUE



SCALE: 1"=20'

AREA
124.80 SQ. FT.

28 1/2 ROAD

BASIS OF BEARING

WEST 330.00'

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

SE COR, NW 1/4 OF
SECT. 7, T1S, R1E, U.M.

 PERMANENT EASEMENT

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89040R24.DWG

R.O.W. DESCRIPTION MAP
PARCEL NO. 2943-072-00-023
APPROVED _____
DATE DRAWN BY: C.A.K. 2-27-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

ORCHARD AVENUE AT 28 1/2 ROAD