

RMY95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GILBERT SANCHEZ AND ROSE MARIE
YSLAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 539 28 1/4
ROAD PARCEL NO. E139 NO. 2943-073-00-009 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1711523 01:48 PM 03/14/95
 MONIKA TODD CLK&REC MESA COUNTY CO
 DOC EXEMPT

GILBERT SANCHEZ and ROSE MARIE YSLAS, Grantors, for and in consideration of the sum of Forty-Nine and 37/100 Dollars (\$47.37), the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys 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. E139 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 street trees, 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 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 Parcel being more particularly described by the following metes and bounds, to wit:

Easement No. E139: Commencing at a point on the East line of the NE¼ NW¼ SW¼ of said Section 7, from whence the Southeast Corner of the NW¼ SW¼ of said Section 7 bears S 02°07'08" W a distance of 726.06 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 26.00 feet to the True Point of Beginning:

Thence N 87°52'52" W a distance of 10.00 feet;
 Thence N 02°07'08" E a distance of 65.82 feet;
 Thence S 87°52'52" E a distance of 10.00 feet;
 Thence S 02°07'08" W a distance of 65.82 feet to the True Point of Beginning;

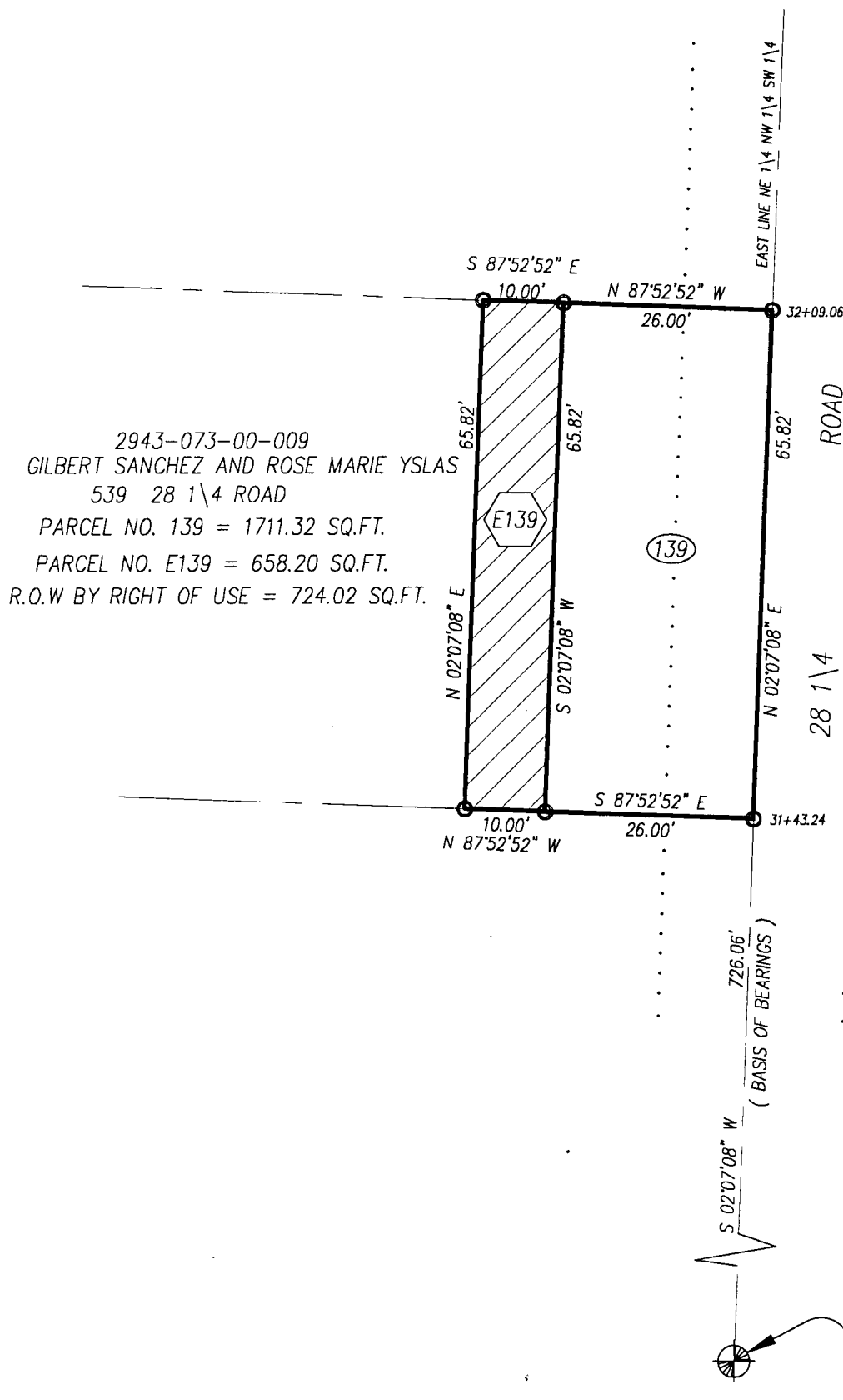
The above described parcel of land contains 658.20 square feet (0.015 +-acres) as described herein and depicted on the attached Exhibit "A".

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, 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.

EXHIBIT "A"

STA. 31+43.24 TO STA. 32+09.06



DRAWN BY: SRP
 DATE: 02\17\95
 SCALE: 1" = 20'
 APPR. BY: _____
 FILE NO: ROW139.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