

RSO95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROGER S. O'BRIEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 522 28 1/4
ROAD, PARCEL NO. E116 NO. 2943-073-00-161, ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1708845 02:02 PM 02/13/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

Roger S. O'Brien, Grantor, for and in consideration of the sum of Sixty-Two and 50/100 Dollars (\$62.50), 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. E116 of City of Grand Junction 28 $\frac{1}{4}$ 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 W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. 116: Commencing at a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Northwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 299.83 feet with all bearings contained herein being relative thereto; thence S 87°56'30" E a distance of 24.47 feet to the True Point of Beginning;

Thence N 01°15'54" E a distance of 32.64 feet;
 Thence N 02°05'00" E a distance of 17.36 feet;
 Thence S 87°56'30" E a distance of 5.0 feet;
 Thence S 02°05'00" W a distance of 17.36 feet;
 Thence S 01°15'54" W a distance of 32.64 feet;
 Thence N 87°56'30" W a distance of 5.0 feet to the True Point of Beginning;

The above described parcel of land contains 250.00 square feet as described herein and depicted on the attached Exhibit "A".

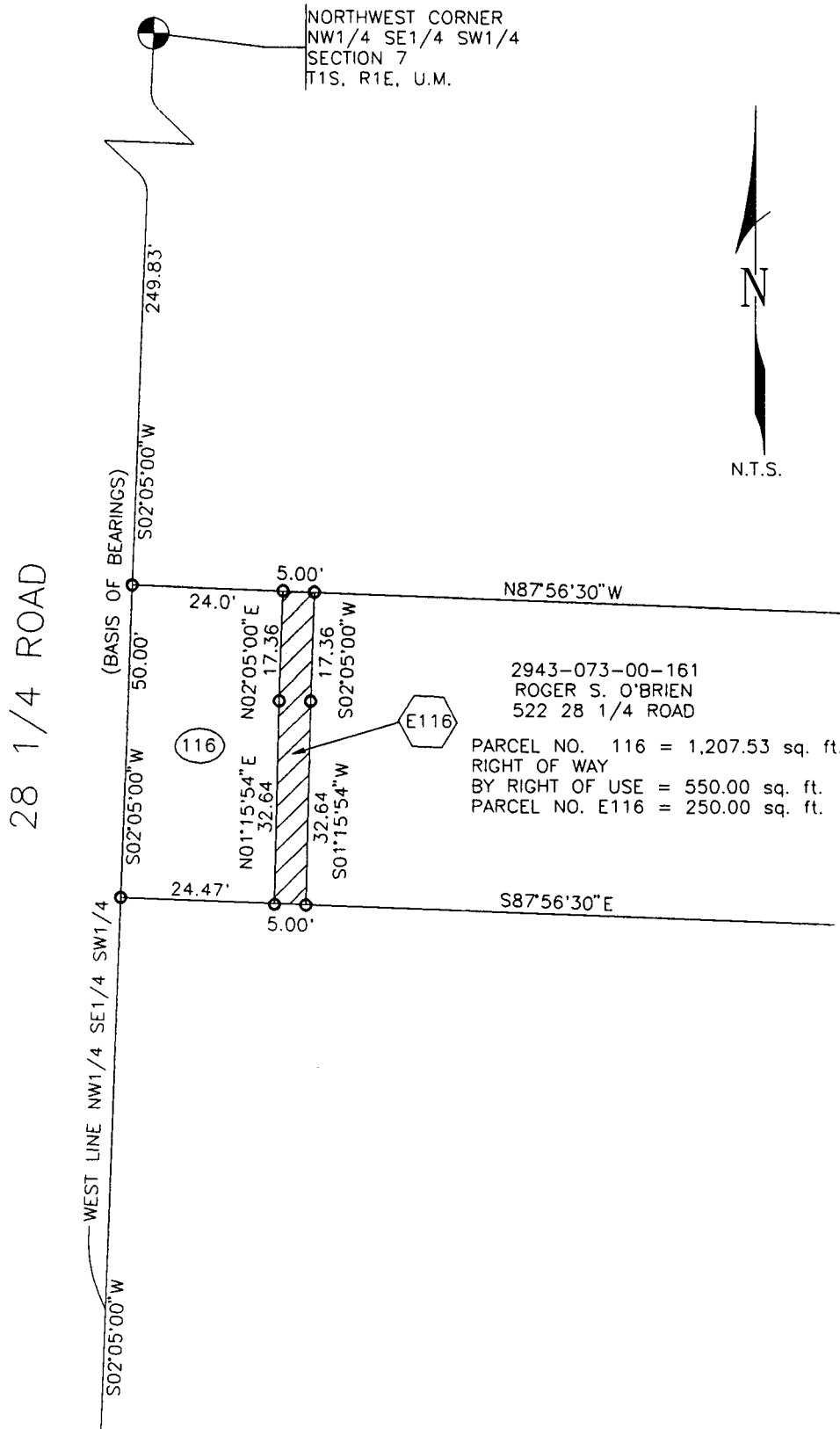
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

i. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor, 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.

2. Grantor 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

EXHIBIT "A"

STA. 21+17.36 to 21+67.36 RT.



R.O.W. DESCRIPTION MAP
 114 & E114
 PARCEL NO. STA. 20+37.36 to 21+17.36 RT.
 APPROVED _____
 DATE _____ DRAWN BY C.L.M. 12/28/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.