

RWI910RC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RALPH W. INGRAM AND DAN L.  
INGRAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2848 1/2  
ORCHARD AVE. NO. 2943-072-00-025

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1570998 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 RALPH W. INGRAM AND DAN L. INGRAM, 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 Northwest quarter of Section 7 a distance of 205.00 feet;  
THENCE North a distance of 60.90 feet to the POINT OF BEGINNING;  
THENCE North a distance of 1.10 feet;  
THENCE East a distance of 47.86 feet;  
THENCE N 85° 25' 40"E a distance of 40.27 feet;  
THENCE South a distance of 3.41 feet;  
THENCE S 89° 24' 51" W a distance of 88.00 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 22nd day of April, 1991.

R. W. Ingram  
Ralph W. Ingram

\_\_\_\_\_  
Dan L. Ingram

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF MESA     )

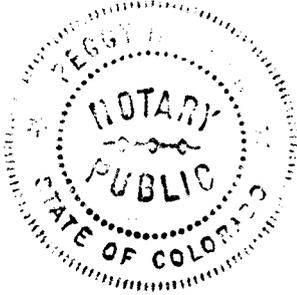
The foregoing instrument was acknowledged before me this 2nd day of April, 1991, by Ralph W. Ingram and Dan L. Ingram.

My commission expires 3.3.93.

Witness my hand and official seal.

Peggy Holguin  
Notary Public

Address: 250 N. 5th St.  
Grand Jct CO 81501



P E R M A N E N T   E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS, that RALPH W. INGRAM AND DAN L. INGRAM, 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:

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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 6th day of May, 1991.

\_\_\_\_\_  
 Ralph W. Ingram

Dan L. Ingram  
 Dan L. Ingram

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF MESA     )

BOOK 1838 PAGE 310

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 1991, by Ralph W. Ingram and  
Dan L. Ingram.

My commission expires \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss. (INDIVIDUAL)  
On this 6th day of July, 1991, before me, the undersigned, a Notary Public in and for said  
County, personally appeared Dan L. Ingram

personally known to me, or proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within instrument,  
and acknowledged to me that he executed the same.  
Witness my hand and official seal.

Doreen Yarson  
Notary Public in and for said County and State

Doreen Yarson  
Name (Typed or Printed)

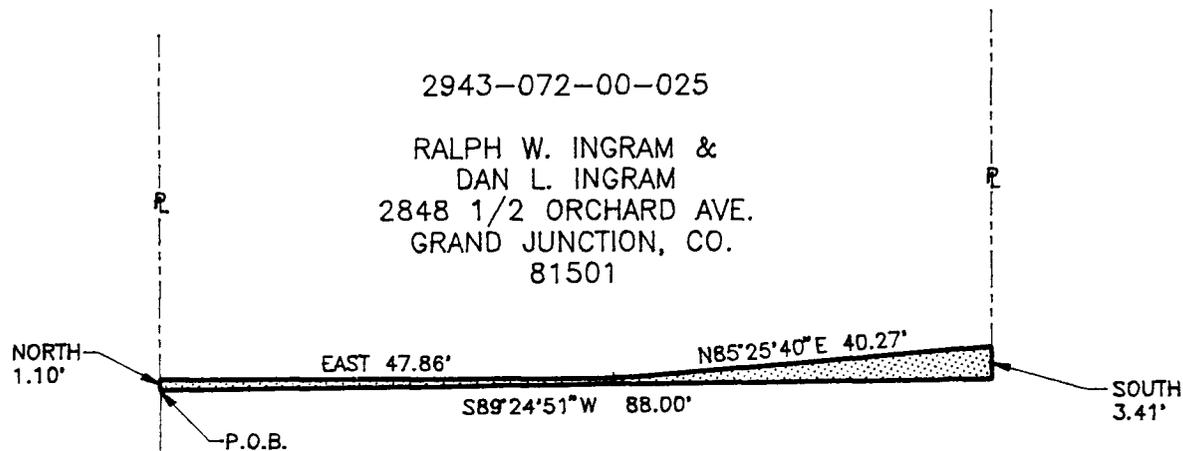


(This area for official notarial seal)

EXHIBIT - "A"

2943-072-00-025

RALPH W. INGRAM &  
DAN L. INGRAM  
2848 1/2 ORCHARD AVE.  
GRAND JUNCTION, CO.  
81501



SCALE: 1"=20'

ORCHARD AVENUE

AREA  
121.64 SQ. FT.

28 1/2 ROAD

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

BASIS OF BEARING

WEST 205.00'

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

 PERMANENT EASEMENT

89040R22.DWG

R.O.W. DESCRIPTION MAP  
 PARCEL NO. 2943-072-00-025  
 APPROVED \_\_\_\_\_  
 DATE DRAWN BY: C.A.K. 2-27-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

ORCHARD AVENUE AT 28 1/2 ROAD