

RXS96ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROXANNE SARMENTO

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 860 ELM AVENUE, WATER METER
EASEMENT, PARCEL NO. 2945-114-13-024, LOT 11, ELM AVE. SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENTBOOK 2258 PAGE 55
DOCUMENT FEE \$ EXEMPT

Roxanne Sarmento, Grantor, for and in consideration of the installation, maintenance and repair of street improvements to Elm Avenue, 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 for the installation, operation, maintenance, repair and conveyance of a water meter and appurtenances, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described Parcel situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West 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:

Beginning at the SW Corner of Lot 11, Elm Avenue Subdivision, thence S90°00'00"E a distance of 27.50 feet, thence N00°00'00"W a distance of 4.00 feet, thence S90°00'00"E a distance of 24.10 feet to the True Point of Beginning; thence N00°00'00"W a distance of 5.00 feet, thence S90°00'00"E a distance of 5.00 feet, thence S00°00'00"E a distance of 5.00 feet, thence N90°00'00"W a distance of 5.00 feet to the True Point of Beginning.

The above described parcel of land contain 25.00 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:

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 Grantor, her 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 of the Grantee's rights herein granted;

provided, however, Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor 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. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 7th day of August, 1996.

Roxanne Sarmiento

Roxanne Sarmiento

State of Colorado)

)ss.

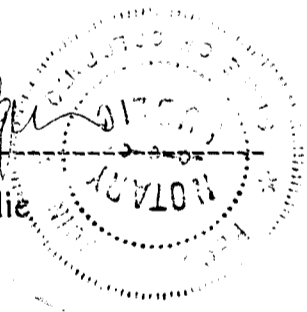
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of AUGUST, 1996, by Roxanne Sarmiento.

Witness my hand and official seal.

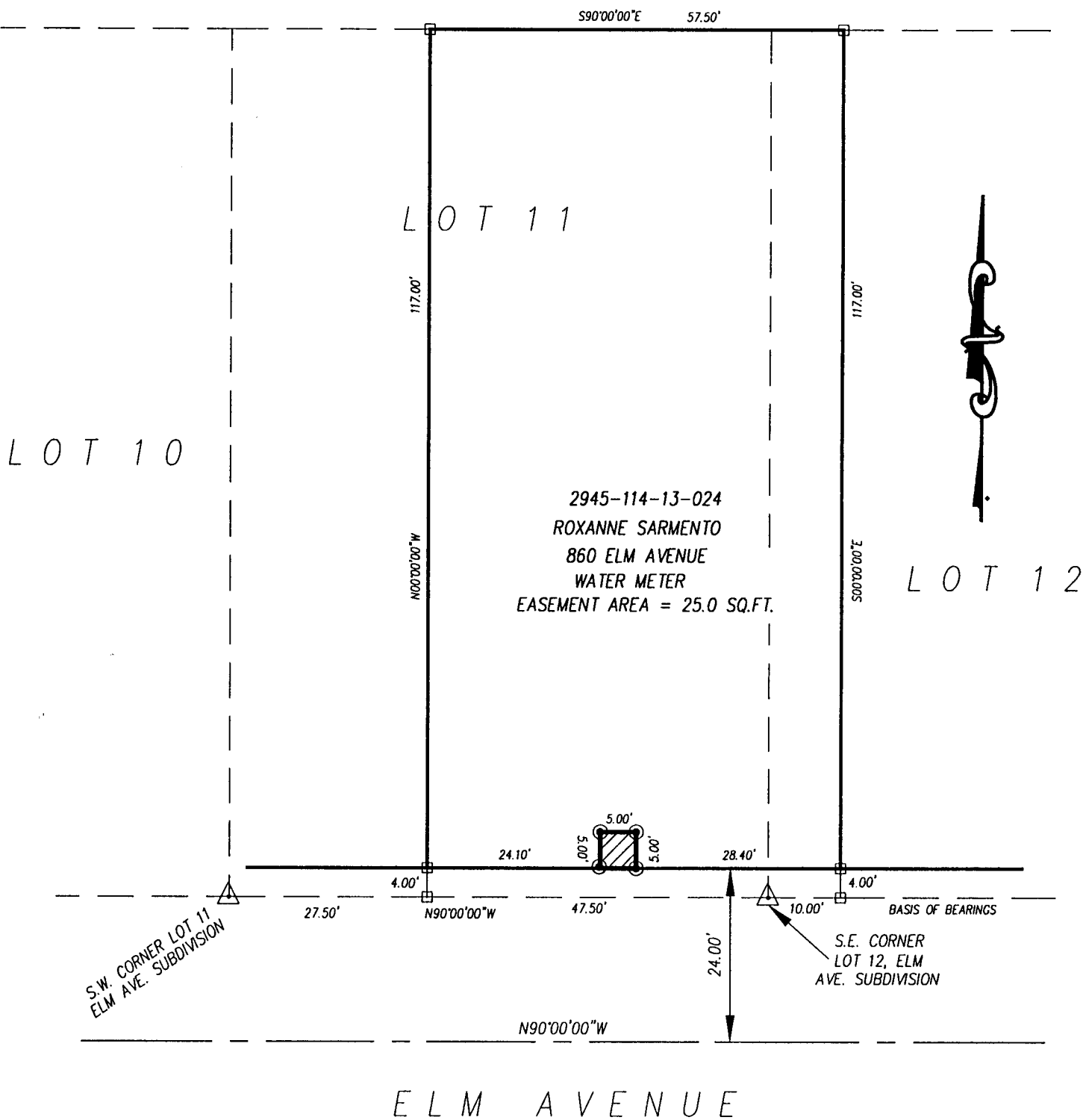
My commission expires 12-3-97

Pepi Holguin
Notary Public



The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 05-28-96
 SCALE: 1" = 20'
 APPR. BY: _____
 FILE NO: ELM13024.DWG

EASEMENT DESCRIPTION MAP

ELM AVENUE - N. 7TH TO CANNELL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION