

TOP92205

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RICHARD A. TOPE, MELINDA S. TOPE, SHERMAN D. JONES, AND NORMA M. JONES.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 20 1/2 ROAD S AND G SUBDIVISION REPLAT OF LOT NUMBER 3 SECTION 22, T11S, R101W, PARCEL NUMBER 2947-222-29-003 BROADWAY AT 20 1/2 RD, FOR SEWER LINE EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that RICHARD A. TOPE, MELINDA S. TOPE, SHERMAN D. JONES, and NORMA M. JONES, Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the CITY OF GRAND JUNCTION, COLORADO, Grantee, its successors and assigns forever, a PERPETUAL EASEMENT for the installation, maintenance, operation and repair of an underground sanitary sewer line, together with the right of ingress and egress, on, along, over, under, through and across that certain real property described on Exhibit A attached hereto and incorporated herein by reference.

Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner so as to not limit the joint use of the easement area by Grantors and Grantee.

Grantors hereby covenant that the easement area shall not be burdened or overburdened by erecting or placing of any improvements thereon which might prevent reasonable access to and across the easement area.

Grantors further hereby covenant with 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 26 day of July, 1992.

Richard A. Tope
RICHARD A. TOPE

Melinda S. Tope
MELINDA S. TOPE

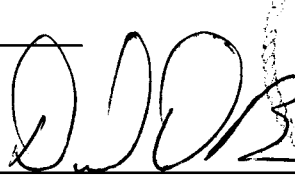
Sherman D. Jones
SHERMAN D. JONES

Norma M. Jones
NORMA M. JONES

STATE OF COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 26 day
of July, 1992, by RICHARD A. TOPE, MELINDA S.
TOPE, SHERMAN D. JONES AND NORMA M. JONES.

My commission expires 9-16-95
Witness my hand and official seal.



Notary Public

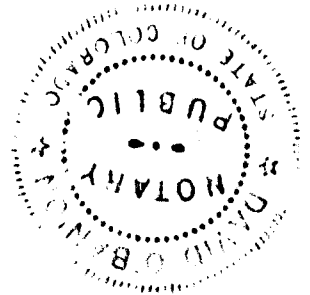
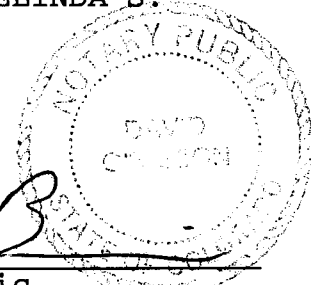
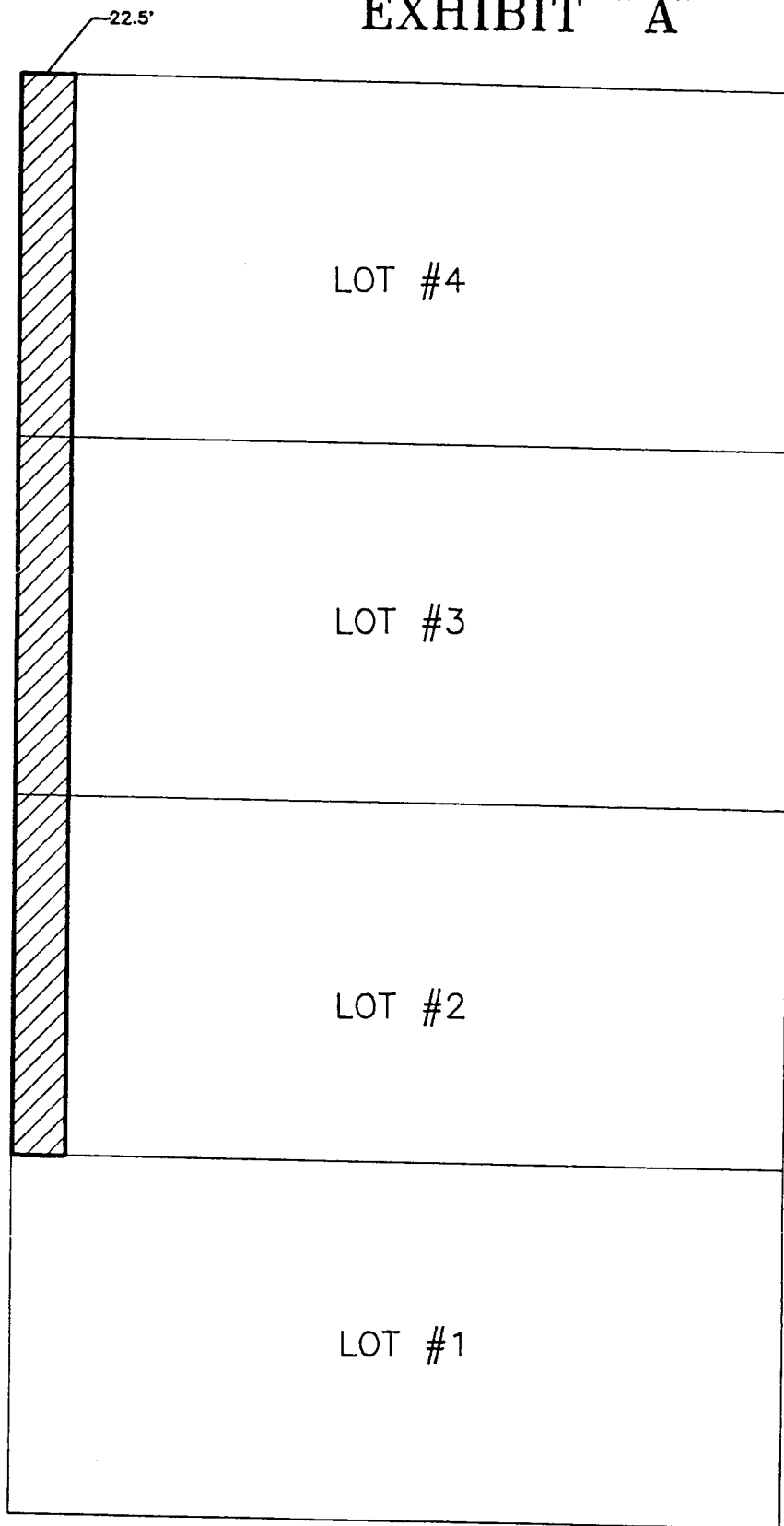


EXHIBIT "A"



20 1/2 ROAD



N.T.S.

AREA:
10,276.66 SQ. FT.

S&G SUBDMISION
REPLAT OF LOT #3

SECTION 22, T11S,
R101W, 6th P.M.,
MESA COUNTY, COLO.

SOUTH BROADWAY

R.O.W. DESCRIPTION MAP
PARCEL NO. 2947-222-29-003
APPROVED _____
DATE DRAWN BY CLM 7/92 (SGSUB)

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

S&G SUBDMISION REPLAT OF LOT 3