

ULI95284

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LORRAINE P. ULIBARRI

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF EASEMENT DATED
MARCH 15, 1995, FOR 28 ¼ ROAD - PARCEL NO. 2943-073-11-015 - 2824 HALL
AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1936099 01/19/00 0129PH
MONIKA TODD CLX&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

LORRAINE P. ULIBARRI, Grantor, for and in consideration of the sum of One Hundred Forty-Eight and 26/100 Dollars (\$148.26) 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. E151 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 Parcels being more particularly described by the following metes and bounds, to wit:

Easement No. E151: Commencing at a point on the East line of the NW¼ SW¼ of Section 7 from whence the Northeast Corner of the NW¼ SW¼ of said Section 7 bears N 02°07'08" E a distance of 21.88 feet with all bearings contained herein being relative thereto; thence N 87°52'52" W a distance of 30.00 feet to the True Point of Beginning;

Thence N 87°42'06" W a distance of 5.71 feet;
Thence S 02°17'54" W a distance of 92.56 feet;
Thence S 03°01'42" W a distance of 12.98 feet;
Thence N 47°10'21" E a distance of 3.55 feet;
Thence along the arc of a curve concave to the West having a radius of 25.00 feet and whose chord bears N 17°49'05" E a distance of 13.65 feet;
Thence N 02°07'08" E a distance of 89.87 feet to the True Point of Beginning;

The above described parcel of land contains 593.06 square feet (0.014 +-acres) as described herein and depicted on the attached Exhibit "A".

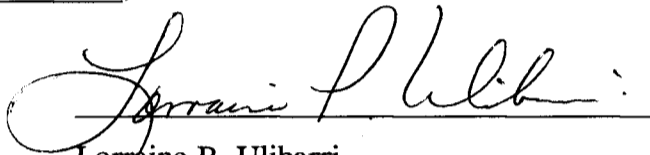
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

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 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 15 day of March, 1995.

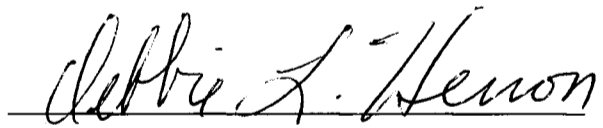

Lorraine P. Ulibarri

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of March, 1995, by Lorraine P. Ulibarri.

Witness my hand and official seal.

My commission expires _____



Notary Public

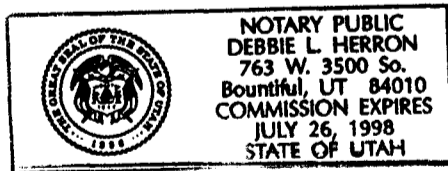


EXHIBIT "A"

STA. 36+08.22 TO STA. 37+13.72

ORCHARD AVENUE

AVENUE

N 87°42'06" W
5.71'

21.88'

C.W. 1/16 CORNER
SECTION 7
T. 1 S., R. 1 E., U.M.
(STA. 37+35.60)

N-87°52'52" W
30.00'

92.56'

89.87'

EAST LINE NW 1/4 SW 1/4

2943-073-11-015
2824 HALL AVENUE
LORRAINE P. ULIBARRI
PARCEL NO. E151 = 593.06 SQ.FT.

E151

S 02°17'54" W

N 02°07'08" E

(BASIS OF BEARINGS)

ROAD

S 03°01'42" W
12.98'

R = 25.00'
L = 13.83'
CHD = N 17°49'05" E
13.65'

36+08.22

N 47°10'21" E.
3.55'

28 1/4

HALL AVENUE

N 02°07'08" E

35+73.90

DRAWN BY: SRP
DATE: 02-15-95
SCALE: 1" = 20'
APPR. BY:
FILE NO: ROW151.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