

VOA95IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: VOA ELDERLY HOUSING, A
LOUISIANA CORPORATION, JOHN A. HOOD, SECRETARY/TREASURER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: UTILITY
EASEMENT ACROSS V.O.A. MINOR SUBDIVISION AT FIRST STREET AND
INDEPENDENT AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

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Grand Junction VOA Elderly Housing, a Louisiana Corporation, Grantor for and in consideration of the sum of Fifteen (\$15.00) Dollars, 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, a Perpetual Utility Easement for the installation, operation maintenance, repair and replacement of a water line on, along, over, under through and across that certain real property which is described as Lot 2 of the V.O.A. Minor Subdivision situated in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said easement being more particularly described by the following metes and bounds, to wit:

Commencing at a Mesa County Brass Cap for the Southeast Corner of the NE1/4 SE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, from whence a Mesa County Brass Cap for the Northeast Corner of the NE1/4 SE1/4 of said Section 10 bears N01°39'48"E a distance of 1311.55 feet, with all bearings herein relative thereto; thence along said Section line N01°39'48"E a distance of 218.38 feet; thence N88°20'12"W a distance of 40.00 feet to a point on the West right-of-way line of North First Street and the TRUE POINT OF BEGINNING; thence leaving said West right-of-way line N88°02'16"W a distance of 199.93 feet; thence S01°57'44"W a distance of 7.17 feet; thence N88°02'16"W a distance of 10.00 feet; thence N01°57'44"E a distance of 7.17 feet; thence N88°02'16"W a distance of 21.13 feet; thence N01°57'44"E a distance of 20.00 feet; thence S88°02'16"E a distance of 27.27 feet; thence N01°57'44"E a distance of 9.83 feet to a point on the North boundary of Lot 2, V.O.A. Minor Subdivision; thence along said North boundary S88°02'16"E a distance of 10.00 feet; thence leaving said North boundary S01°57'44"W a distance of 9.83 feet; thence S88°02'16"E a distance of 193.69 feet to a point on the West right-of-way line of North First Street; thence along said West right-of-way line S01°39'48"W a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

Said description contains 0.11 acres more or less as described above and as 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. Grantor shall have the right to continue to use 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.

2. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 31st day of January, 1995.

[Signature]
Owner Representative

Title: Secretary/Treasurer

State of Louisiana)
)ss.
Parish of Jefferson)

The foregoing instrument was acknowledged before me this 31st day of January, 1995, by John Hood as Secy / Treasurer of Grand Junction VOA Elderly Housing, a Louisiana Corporation.

My commission expires at death.
Witness my hand and official seal.

[Signature]
Notary Public

