

WAT96SAV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: T. W. WATT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 515 SOUTH
7TH STREET #1 SIDEWALK EASEMENT FOR SOUTH AVENUE BETWEEN
5TH STREET AND 7TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1762653 0225PM 07/01/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

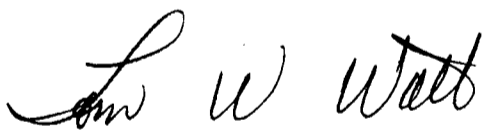
SIDEWALK EASEMENT

T.W. WATT, whose address is 2020 West Baptist Road, Colorado Springs, Colorado 80921-2319, Grantor, for and in consideration of the installation, operation, maintenance and repair of sidewalk improvements, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys and by these presents does hereby grant and convey to **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, the following described Sidewalk Easement in the County of Mesa, State of Colorado, to wit:

Commencing at the Northeast Corner of Lot 11, Block 160 of the Original Plat of the City of Grand Junction situate in the SE1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, and considering the North boundary line of said Block 160 to bear N 89°57'32" W with all bearings contained herein being relative thereto; thence N 89°57'32" W along the North boundary line of said Block 160 a distance of 21.65 feet to the True Point of Beginning of the parcel of land herein described; thence leaving said North boundary line, S 43°34'10" W a distance of 3.37 feet; thence N 90°00'00" W a distance of 136.59 feet; thence S 00°00'00" W a distance of 0.50 feet; thence N 90°00'00" W a distance of 64.01 feet; thence N 45°00'00" W a distance of 2.96 feet to a point on the North boundary line of said Block 160; thence S 89°57'32" E along the North boundary line of Block 160 a distance of 205.02 feet to the True Point of Beginning, containing 478.28 square feet as described herein and depicted on **Exhibit "A"**.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

Signed this 26th day of June, 1996.



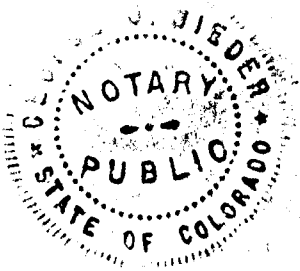
T.W. Watt

State of Colorado)
)ss.
County of El Paso)

The foregoing instrument was acknowledged before me this 26th day of June, 1996, by T.W. Watt.

My commission expires: July 13, 2000

Witness my hand and official seal.



George J. Warden
Notary Public

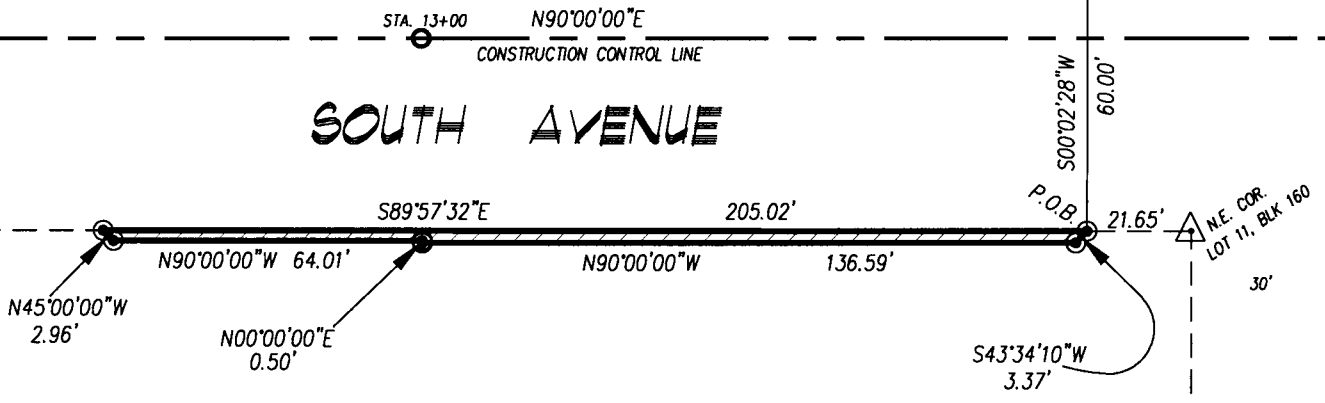
EXHIBIT "A"

LOTS 16 TO 30, BLOCK 149
 MESA COUNTY, CRIMINAL JUSTICE



TO C.S.M. @ 6TH & SOUTH 490.83' N89°57'32"W
 CITY SURVEY MONUMENT LINE
 C.S.M. 7TH & SOUTH 51.65'

SOUTH AVENUE



2945-143-42-001
 T.W. WATT
 515 S. 7TH ST. #1
 R.O.W. AREA = 478.28 SQ.FT.

7TH STREET

DRAWN BY: SRP
 DATE: 06-14-96
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: SOUTHAV.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 SOUTH AVENUE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION