

WES95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MARVEL B. WEST AND BERNICE K.
WEST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 517 1/2 - 28
1/4 ROAD, PARCEL NO. E109, NO. 2943-73-00-175 AND E111, NO.
2943-073-00-100 ROAD EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MARVEL B. WEST and BERNICE K. WEST, Grantors, for and in consideration of the

sum of Two Hundred Seventeen and 53/100 Dollars (\$217.53), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey 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 Easements No. E109 and No. E111 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 South ½ of the NE¼ SW¼ 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:

Parcel No. E109: Commencing at a point on the East line of the South ½ of the NE¼ SW¼ SW¼ of Section 7 from whence the Northeast Corner of the SW¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 484.19 feet with all bearings contained herein being relative thereto; thence N 87°59'08" W a distance of 30.0 feet to a point on the West right-of-way for 28¼ Road and the True Point of Beginning;

Thence N 02°05'00" E along the West right-of-way for 28¼ Road a distance of 30.0 feet

Thence N 87°59'08" W a distance of 5.34 feet;

Thence S 01°15'54" W a distance of 30.01 feet;

Thence S 87°59'08" E a distance of 4.91 feet to the True Point of Beginning, containing 153.77 square feet as described herein and depicted on the attached Exhibit "A".

Parcel No. E111: Commencing at a point on the East line of the South ½ of the NE¼ SW¼ SW¼ of Section 7 from whence the Northeast Corner of the South ½ of the NE¼ SW¼ SW¼ of said Section 7 bears N 02°05'00" E a distance of 50.0 feet with all bearings contained herein being relative thereto; thence N 87°59'08" W a distance of 26.41 feet to the True Point of Beginning;

Thence N 87°59'08" W a distance of 10.0 feet;

Thence S 01°15'54" W a distance of 75.01 feet;

Thence S 87°59'08" E a distance of 10.0 feet

Thence N 01°15'54" E a distance of 75.01 feet to the True Point of Beginning, containing 750.10 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 areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors, their 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. Grantors 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, Grantors hereby covenants with Grantee that the easement areas shall not be burdened or overburdened by the Grantors 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 areas.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 18 day of 1-95, 1995.

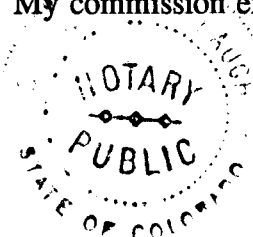
Marvel B. West
Marvel B. West

Bernice K. West
Bernice K. West

State of Colorado)
)ss.
County of Mesa)

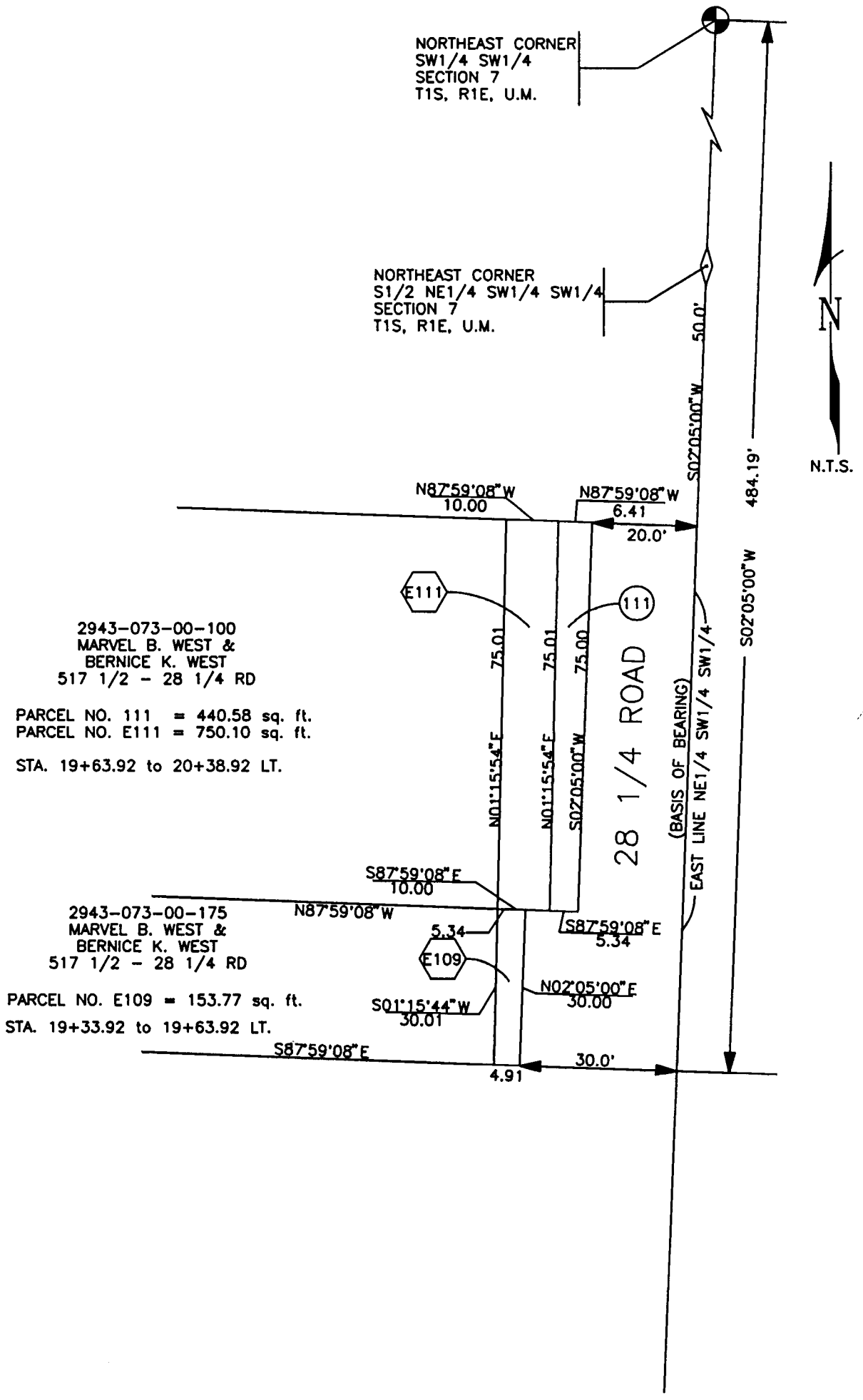
The foregoing instrument was acknowledged before me this 18th day of JANUARY, 1995, by Marvel B. West and Bernice K. West.

Witness my hand and official seal.
My commission expires MARCH 3, 1998.



CAROL M. BUMBROUGH
Notary Public

EXHIBIT "A"



2943-073-00-100
MARVEL B. WEST &
BERNICE K. WEST
517 1/2 - 28 1/4 RD

PARCEL NO. 111 = 440.58 sq. ft.
PARCEL NO. E111 = 750.10 sq. ft.

STA. 19+63.92 to 20+38.92 LT.

2943-073-00-175
MARVEL B. WEST &
BERNICE K. WEST
517 1/2 - 28 1/4 RD

PARCEL NO. E109 = 153.77 sq. ft.
STA. 19+33.92 to 19+63.92 LT.

R.O.W. DESCRIPTION MAP
111, E111 & E109
PARCEL NO. STA. 19+33.92 to 20+38.92 LT.
APPROVED _____
DATE _____ DRAWN BY C.L.M. 12/21/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.