

WIN96ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: REBECCA WINCHESTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: STREET
IMPROVEMENTS TO 745 ELM AVENUE AND NORTH 7TH TO CANNELL
ELM AVENUE SUBDIVISION 2945-114-13-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Rebecca Winchester, Grantor, for and in consideration of the installation, maintenance and repair of street improvements to Elm Avenue, 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 for the installation, operation, maintenance, repair and conveyance of a water meter and appurtenances, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described Parcel situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West 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:

Beginning at the NW Corner of Lot 25, Elm Avenue Subdivision, thence S00°00'00"E a distance of 4.00 feet, thence S90°00'00"E a distance of 22.56 feet to the True Point of Beginning, thence S00°00'00"E a distance of 5.00 feet, thence S90°00'00"E a distance of 5.00 feet, thence N00°00'00"W a distance of 5.00 feet, thence N90°00'00"W a distance of 5.00 to the Point of Beginning.

The above described parcel of land contain 25.00 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 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 12 day of June, 1996.



Rebecca Winchester

State of Colorado)

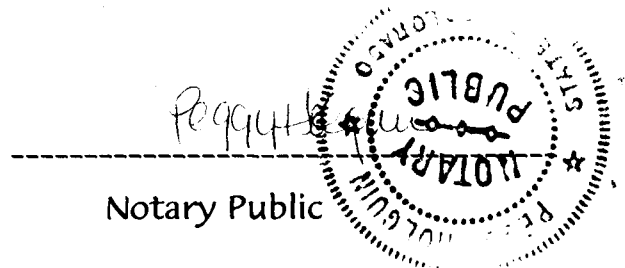
)ss.

County of Mesa)

The foregoing instrument was acknowledged before me this 12TH day of June, 1996, by Rebecca Winchester.

Witness my hand and official seal.

My commission expires 3.3.97



Notary Public

The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



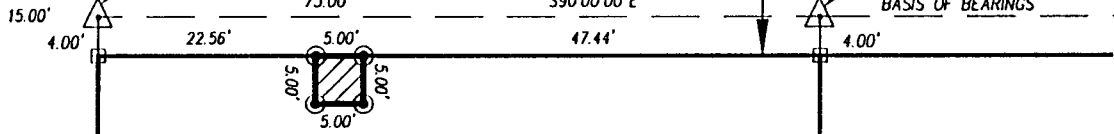
ELM AVENUE

N90°00'00"W

N.W. CORNER LOT 25
ELM AVENUE SUB.

N.W. CORNER LOT 24
N.E. CORNER LOT 25
ELM AVENUE SUB.

BASIS OF BEARINGS



24.00'

N00°00'00"W

S00°00'00"E

2945-114-14-014

Rebecca Winchester
745 ELM AVENUE

WATER METER
EASEMENT AREA = 25.0 SQ.FT.

121.00'

121.00'

N90°00'00"W

75.00'

LOT 26

LOT 27

LOT 28

LOT 29

LOT 25

LOT 24

DRAWN BY: SRP
DATE: 05-30-96
SCALE: 1" = 20'
APPR. BY:
FILE NO: ELM14014.DWG

EASEMENT DESCRIPTION MAP

ELM AVENUE - N. 7TH TO CANNELL

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION