

WOL94HLL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JAMES R. WOLF AND SHIRLEY A.
WOLF

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 292 HOLLY
LN. NO. 2945-252-00-067

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1687578 10:11 AM 07/01/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC NO-FEE

Handwritten note

Exempt

GRANT OF EASEMENT

WHEREAS, the City plans to install a waterline known as the Holly Lane portion of the 1994 Waterline Replacements, for the health, safety and welfare of the inhabitants of the City of Grand Junction, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from James R. Wolf and Shirley A. Wolf, hereinafter referred to as the "Grantors", a Perpetual Easement for the installation, operation, repair and maintenance of a fire hydrant and attached waterline;

NOW THEREFORE, the Grantors, for and in consideration of the sum of One Dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home, rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as a PERPETUAL EASEMENT for the installation, maintenance, operation and repair of a fire hydrant and attached waterline, together with the right of ingress and egress, on, along, over, under, through and across that certain real property situate in the SE¼ of Section 35, Township 1 South, Range 1 West, U.M., County of Mesa, State of Colorado, said easement being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

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. Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner so as to not limit the joint use of the easement area by Grantors and Grantee.
2. Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing of any improvements thereon which might prevent reasonable access to and across the easement area.
3. Grantors further hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.
4. Grantee shall insure that all land surfaces within this easement which are disturbed from installation of said fire hydrant shall be returned as nearly as practicable to their original condition or better.

Signed this 29 day of June, 1994.

James R. Wolf

JAMES R. WOLF

Shirley A. Wolf

SHIRLEY A. WOLF

STATE OF COLORADO)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this 24th day of June, 1994, by JAMES R. WOLF.

My commission expires 1/13/97

Witness my hand and official seal.



Sherma J. Miller
Notary Public

STATE OF COLORADO)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this 24th day of June, 1994, by SHIRLEY A. WOLF.

My commission expires 1/13/97

Witness my hand and official seal.



Sherma J. Miller
Notary Public

EXHIBIT "A"

INW COR. E2W2NE4NW4
SEC. 25
T1S, R1W
UM.

EAST
10'

SOUTH

455'

P.O.B.

WEST 150'

2945-252-00-067

JAMES R. WOLF & SHIRLEY A. WOLF
292 HOLLY LANE
GRAND JUNCTION, CO.
81503-2022

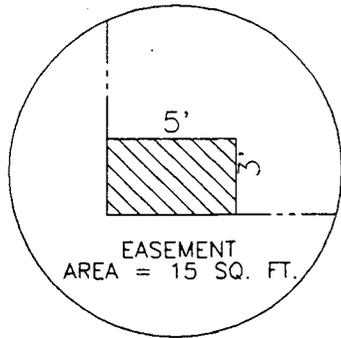
NORTH
75'

EAST 150'

PERPETUAL EASEMENT



N.T.S.



R.O.W. DESCRIPTION MAP

PARCEL NO. 2945-252-00-067

APPROVED PH

DATE DRAWN BY CLM 5/94 SAWOLF

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

JAMES R. & SHIRLEY A. WOLF