

WON02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: IRRIGATION FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: MATTHEW JAMES WOLLIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 344 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO.: 2945-104-00-100

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

BOOK 3038 PAGE 444  
2044852 03/11/02 0859AM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF IRRIGATION EASEMENT**

Matthew James Wollin, Grantor, for and in consideration of the sum of One Hundred Eighty-Seven and 50/100 Dollars (\$187.50), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, a Perpetual Irrigation Easement for the installation, operation, maintenance, repair and replacement of irrigation facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

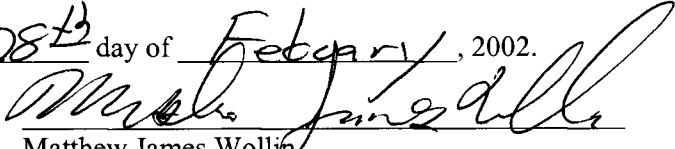
A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section 10, and considering the South line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N89°56'21"W, along the said South line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 968.00 feet; thence N 00°03'39" E a distance of 1.00 foot to the TRUE POINT OF BEGINNING; thence N89°56'21"W a distance of 75.00 feet; thence N 00°03'39" E a distance of 4.00 feet; thence S 89°56'21" E a distance of 75.00 feet; thence S 00°03'39" W a distance of 4.00 feet, more or less, to the POINT OF BEGINNING.

Containing 300.00 square feet (0.0069 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, subject to the terms and conditions contained herein.

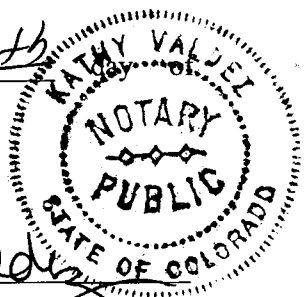
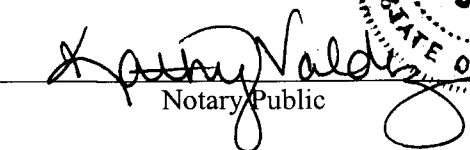
1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 28<sup>th</sup> day of February, 2002.  
  
Matthew James Wollin

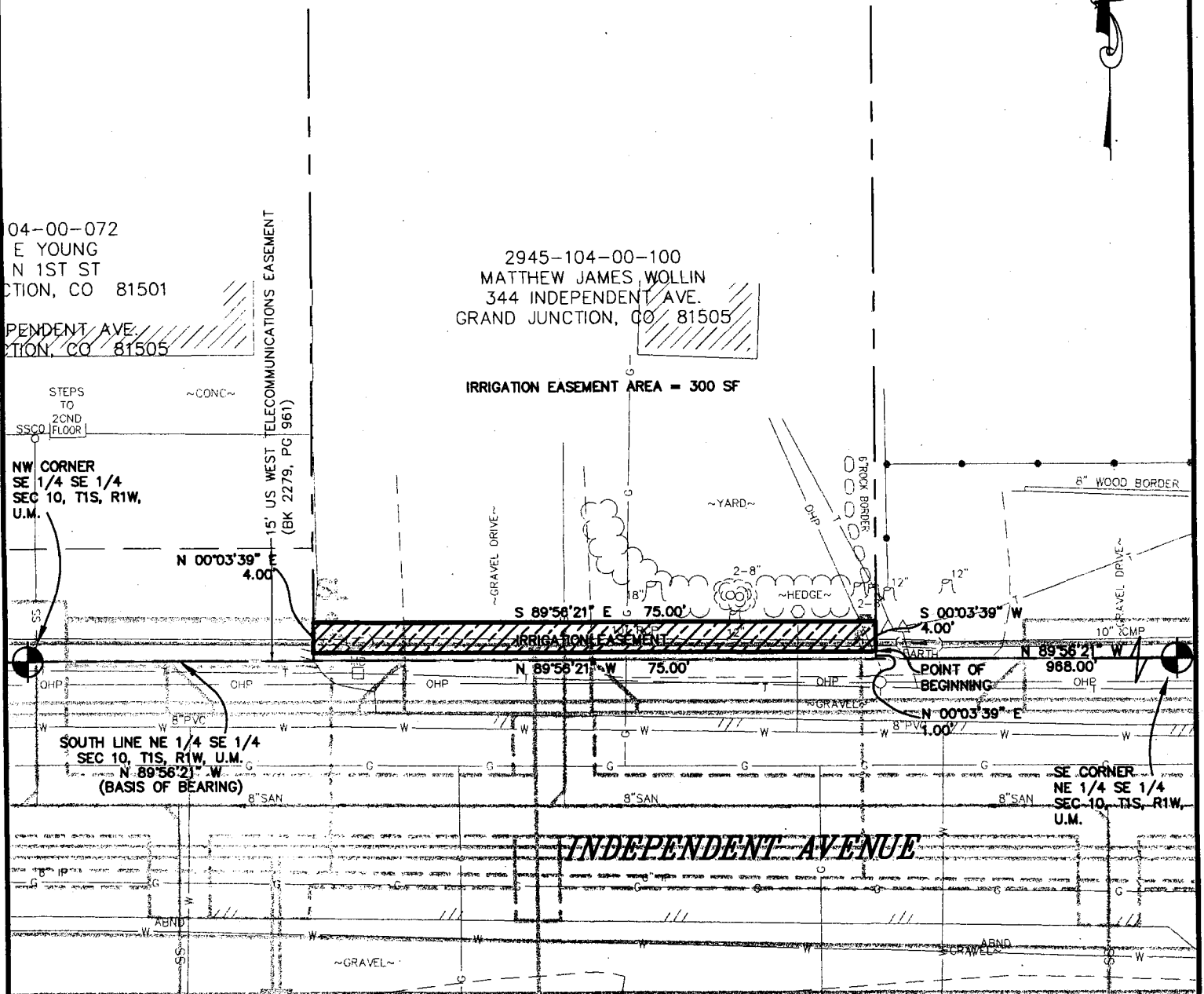
State of Colorado        )  
                                      )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before this 28<sup>th</sup>  
February, 2002, by Matthew James Wollin.

My commission expires: 4-21-04  
Witness my hand and official seal.

  
  
Kathy Valdez  
Notary Public

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT  
 PROVIDED FOR REPRODUCTION

DRAWN BY: JCS  
 DATE: 10-10-2001  
 SCALE: 1" = 20'  
 APPR. BY: TW  
 FILE NO. ROW.DWG

INDEPENDENT AVENUE  
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION