

YNG02IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: IRRIGATION

NAME OF PROPERTY OWNER OR GRANTOR: FLOY E. YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 348
INDEPENDENT AVENUE

PARCEL NO. : 2945-104-00-072

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 5th Street
Grand Junction, CO 81501

Book 3077 Page 920
2056006 05/14/02 1043AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF IRRIGATION EASEMENT

Floy E. Young, 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 5th 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 Perpetual Easement 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 N89°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 1043.00 feet; thence N 00°03'39" E a distance of 1.00 foot to the TRUE POINT OF BEGINNING; thence N 89°56'21" W a distance of 75.00 feet; thence N00°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 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 and demands of all persons whomsoever.

Executed and delivered this 13 day of May, 2002.


Floy E. Young

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before this 15 day of May, 2002, by Floy E. Young.

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



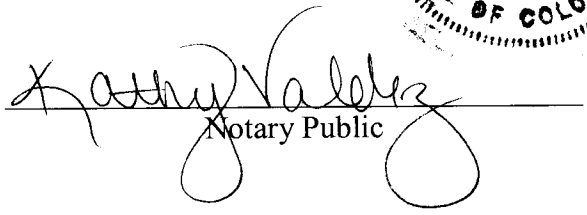
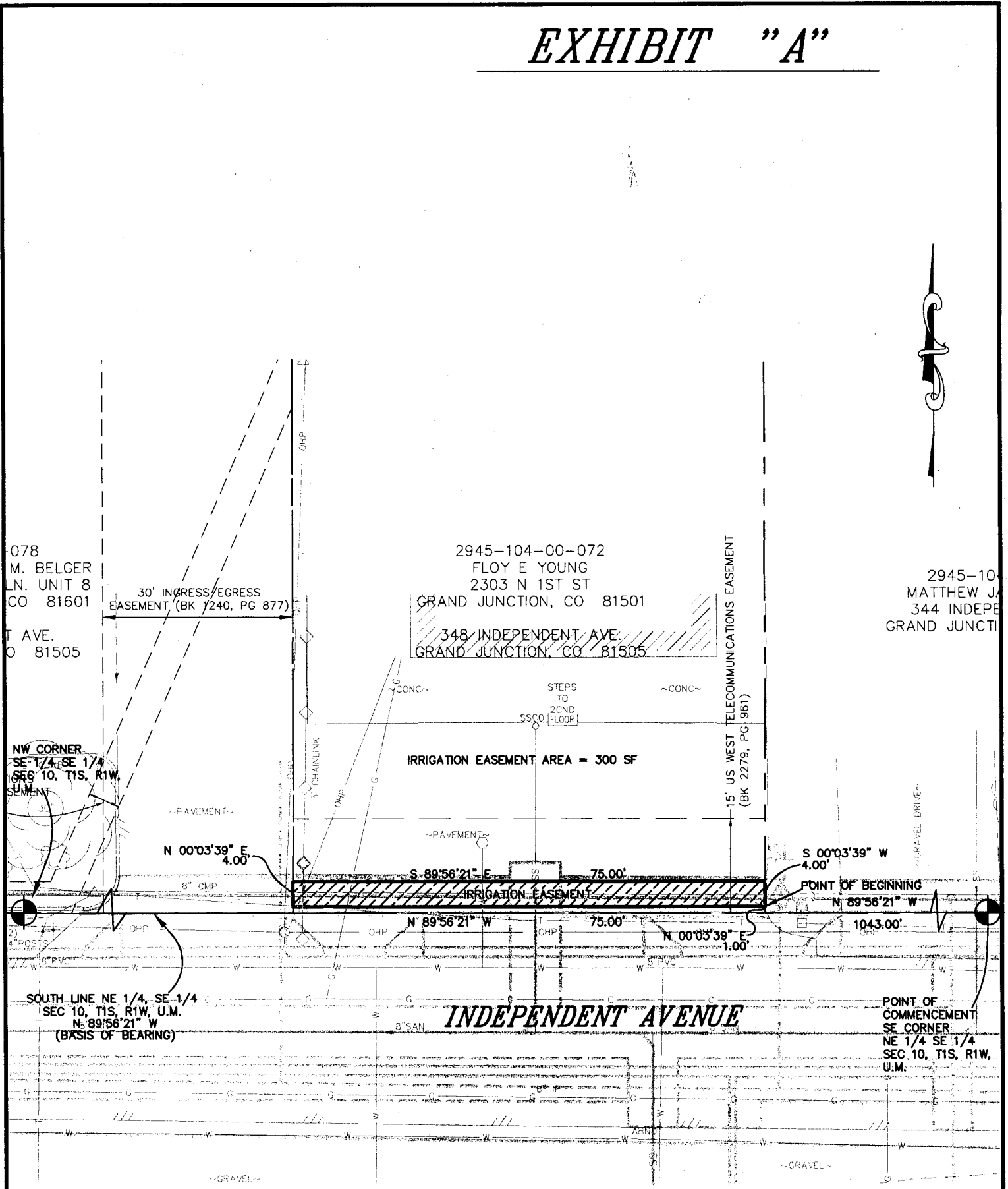

Kathy Valdez
Notary Public

EXHIBIT "A"



078
 M. BELGER
 LN. UNIT 8
 CO 81601
 T AVE.
 O 81505

2945-104-00-072
 FLOY E YOUNG
 2303 N 1ST ST
 GRAND JUNCTION, CO 81501
 348 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

2945-104
 MATTHEW J
 344 INDEPE
 GRAND JUNCTI

NW CORNER
 SE 1/4, SE 1/4
 SEC 10, T1S, R1W,
 U.M.

SOUTH LINE NE 1/4, SE 1/4
 SEC 10, T1S, R1W, U.M.
 N 89°56'21" W
 (BASIS OF BEARING)

POINT OF COMMENCEMENT
 SE CORNER
 NE 1/4 SE 1/4
 SEC. 10, T1S, R1W,
 U.M.

INDEPENDENT AVENUE

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