

### GRANT OF IRRIGATION LINE EASEMENT

City of Grand Junction, a Colorado home rule municipality, Grantor, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to **Anita D. Larson, 935 23-1/2 Road, Grand Junction, Colorado, 81505, Grantee**, a Perpetual Easement for the use and benefit of Grantee, as a perpetual easement for an underground irrigation supply line, to be installed and maintained by the Grantor, on, along, over, under, through and across the following described parcel of land, to wit:

See "Exhibit A" attached hereto and incorporated herein by reference

Said easement contains 13,375 Square Feet or 0.307 Acres, more or less, as described herein and depicted on "Exhibit B" attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted.

2. Grantee's utilization of the Easement shall be performed with due care using industries best accepted standards and techniques.

Executed and delivered this 24<sup>th</sup> day of February, 2011.

ATTEST:

For the City of Grand Junction  
a Colorado home rule municipality

Stephanie Tuin  
City Clerk

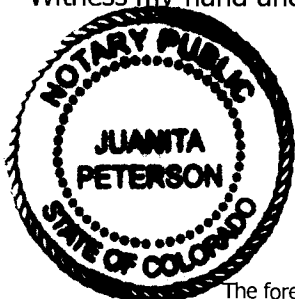
By: Laurie M. Kadrich  
Laurie M. Kadrich, City Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of Feb., 2011, by Laurie M. Kadrich, City Manager for the City of Grand Junction and attested to by Stephanie Tuin, City Clerk.

My commission expires 10-10-2013.

Witness my hand and official seal.



Juanita Peterson  
Notary Public

## EXHIBIT "A"

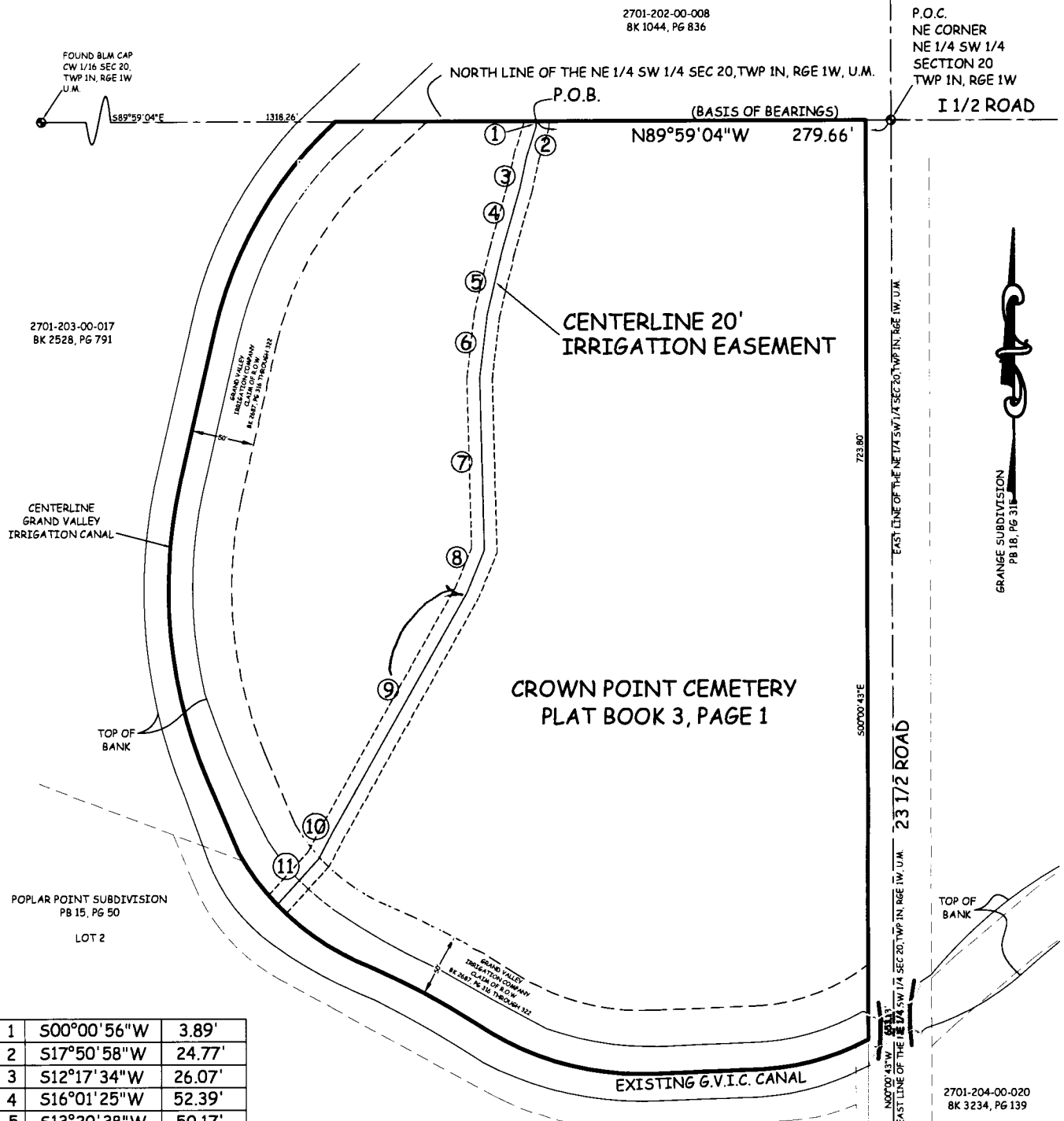
A certain easement for Irrigation purposes lying wholly within the plat of Crown Point Cemetery, as same is recorded in Plat Book 3, Page 1, Public Records of Mesa County, Colorado, all in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 20, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being 10.0 feet in width and lying 10.0 feet each side of the following described line:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 20, thence N 89°59'04" W (the North line of the NE 1/4 SW 1/4 of said Section 20 is assumed to bear N 89°59'04" W with all other bearings contained herein relative thereto) along the North line of the NE 1/4 SW 1/4 of said Section 20, also being the North line of said Crown Point Cemetery, a distance of 279.66 feet to the POINT OF BEGINNING; thence from said Point of Beginning, along the centerline of said 20.0 foot wide Irrigation Easement, the following eleven (11) courses:

1. S 00°00'56" W a distance of 3.89 feet, thence...
2. S 17°50'58" W a distance of 24.77 feet; thence...
3. S 12°17'34" W a distance of 26.07 feet; thence...
4. S 16°01'25" W a distance of 52.39 feet; thence...
5. S 13°20'38" w a distance of 50.17 feet; thence...
6. S 06°50'57" W a distance of 50.23 feet; thence
7. S 01°24'17" E a distance of 135.83 feet; thence...
8. S 22°27'51" W a distance of 35.96 feet; thence...
9. S 29°31'46" W a distance of 217.66 feet; thence...
10. S 27°41'13" W a distance of 22.86 feet; thence...
11. S 42°29'00" W a distance of 48.93 feet to a point on the Southwesterly boundary of said Crown Point Cemetery, being the centerline of the existing Grand Valley Irrigation Canal and the terminus of the above described centerline. The side lines of said easement to be lengthened or shortened to terminate at the North line and Southwesterly line of said Crown Point Cemetery.

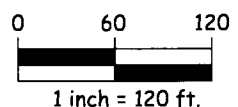
CONTAINING 13,375 Square Feet or 0.307 Acres, more or less, as described

# EXHIBIT "B"



1	S00°00'56"W	3.89'
2	S17°50'58"W	24.77'
3	S12°17'34"W	26.07'
4	S16°01'25"W	52.39'
5	S13°20'38"W	50.17'
6	S06°50'57"W	50.23'
7	S01°24'17"E	135.83'
8	S22°27'51"W	35.96'
9	S29°31'46"W	217.66'
10	S27°41'13"W	22.86'
11	S42°29'00"W	48.93'

SHEET 3 OF 3



LINEAL UNITS = US SURVEY FOOT

**ABBREVIATIONS**

- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



**THIS IS NOT A SURVEY**

DRAWN BY: PTK  
 DATE: 2-07-11  
 SCALE: 1" = 120'  
 APPR. BY: PTK

CITY OF GRAND JUNCTION  
 CROWN POINT CEMETERY  
 NE 1/4 SW 1/4 SEC 20  
 TWP 1N, RGE 1W, U.M

