

CHA05UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: GEORGE SANG T. CHAC  
AND OANH MAI DAM

PURPOSE: GENERAL UTILITY EASEMENT FOR THE  
CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT  
OF ANY PUBLIC UTILITY, INCLUDING WATER, SEWER, IRRIGATION,  
ELECTRICITY, GAS, CABLE TELEVISION, PHONE, COMMUNICATIONS, FIBRE  
OPTIC CABLE, AND ANY OTHER SUCH UTILITY, AND ALL FIXTURES AND  
DEVICES, USED OR USEFUL IN THE OPERATION OF SAID UTILITIES

ADDRESS: 2681 UNAWEEP AVENUE

PARCEL NO: 2945-261-04-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2005

EXPIRATION: NONE

DESTRUCTION: NONE

**QUIT CLAIM DEED  
PERMANENT UTILITY EASEMENT**

**George Sang T. Chac and Oanh Mai Dam** with an address of 2851 Picardy Drive, Grand Junction, Colorado 81501, in consideration of one dollar (\$1.00) and/or other good and valuable consideration, hereby sells and quit claims to **The City of Grand Junction**, 250 North Fifth Street, Grand Junction, Colorado 81501, its successors and assigns, a general underground utility easement for the construction, operation, maintenance, repair and replacement of any public utility, including water, sewer, irrigation, electricity, gas, cable television, phone, communications, fibre optic cable, and any other such utility, and all fixtures and devices, used or useful in the operation of said utilities, and with such easement described as:

A 14 foot wide multi-purpose easement situated in the NE1/4NE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
Commencing at the east 1/16th corner on the north line of said Section 26 being a Mesa County Survey Marker, the basis of bearing being S89°33'00"E to the northeast corner of said Section 26, also being a Mesa County Survey Marker;  
Thence S89°33'00"E a distance of 366.60 feet;  
Thence S00°03'00"E a distance of 30.00 feet to the south right-of-way line of Unaweep Avenue and the Point of Beginning;  
Thence S89°33'00"E along said right-of-way a distance of 146.90 feet;  
Thence S00°00'00"E a distance of 14.00 feet;  
Thence N89°33'00"W a distance of 146.89 feet;  
Thence N00°03'00"W a distance of 14.00 feet to the Point of Beginning.

This description was prepared by: Steven L. Hagedorn, Colorado P.L.S. 24306, 118 Ouray Avenue, Grand Junction, Colorado 81501

This Permanent Utility Easement, together with the right to enter upon the premises, is granted to survey, construct, maintain, operate, repair, replace, control and use the utilities and related fixtures and devices located within such easement, and to remove objects interfering therewith, including the trimming of trees and bushes and the removal of any surface improvements which interfere with the use and enjoyment of the easement.

The Grantor, his heirs, successors and assigns, reserves the right to use and occupy the easement for any purpose not inconsistent with the rights and privileges above granted and which will not unreasonably interfere with or endanger any of the facilities located thereon or the use thereof. Such reservation by the Grantor shall not include the right to erect or cause to be erected any buildings or structures upon the easement or to locate any mobile home or trailer units thereon.

IN WITNESS WHEREOF, the Grantor has signed this easement this 4<sup>th</sup> day <sup>March, 2005</sup> ~~December, 2004~~.

By George Sang T. Chac  
George Sang T. Chac

By Oanh Mai Dam  
Oanh Mai Dam

STATE OF COLORADO       )  
  ) ss  
COUNTY OF MESA           )

The foregoing instrument was acknowledged and sworn to before me this 4<sup>th</sup> day of <sup>March</sup> ~~December~~, <sup>2005</sup> ~~2004~~, by George Sang T. Chac and Oanh Mai Dam.

My commission expires: 08-21-05

WITNESS my hand and official seal.

Linda G. Wilson  
Notary Public

