

BKR99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DARLA M. BANKERT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PUBLIC UTILITIES EASEMENT
- EAST SIDE OF 27 1/2 ROAD BETWEEN PATTERSON ROAD AND G ROAD - 640 27 1/2
ROAD, PARCEL NO. 2945-014-01-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF PUBLIC UTILITIES EASEMENTS

Darla M. Bankert, Grantor, for and in consideration of the sum of One Hundred Forty Five and 37/100 Dollars (\$145.37), 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, for the use and benefit of Grantee and for the use and benefit of the Public Utilities, two (2) Perpetual Utilities Easements on, along, over, under, through and across the following described parcels of land, to wit:

Easement Parcel No. 1:

Commencing at the Southwest Corner of Lot 1, Block 9 of The Knolls Subdivision, Filing 2, situate in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, and considering the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence S 89°50'37" E along the South boundary line of said Lot 1 a distance of 1.00 feet; thence leaving the South boundary line of said Lot 1, N 00°02'18" E a distance of 58.07 feet; thence N 02°08'18" E a distance of 279.60 feet to the **True Point of Beginning**; thence N 02°08'18" E a distance of 10.01 feet; thence S 90°00'00" E a distance of 20.01 feet; thence S 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W a distance of 20.39 feet to the Point of Beginning, containing 202.00 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference; and also

Easement Parcel No. 2:

Commencing at the Northwest Corner of Lot 1, Block 9 of The Knolls Subdivision, Filing 2, situate in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, and considering the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence S 89°51'29" E along the North boundary line of said Lot 1 a distance of 13.00 feet to the **True Point of Beginning**; thence S 89°51'29" E along the North boundary line of said Lot 1 a distance of 19.00 feet; thence leaving the North boundary line of said Lot 1, S 00°02'18" W a distance of 2.50 feet; thence N 89°51'29" W a distance of 19.00 feet; thence N 00°02'18" E a distance of 2.50 feet to the Point of Beginning, containing 46.50 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein 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 Easements, 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 these Easements 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 areas 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 the Public Utilities, 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 areas.
2. Grantee agrees that Grantees' utilization of the Easements 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 these Easements; 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 10 day of March, 1999.

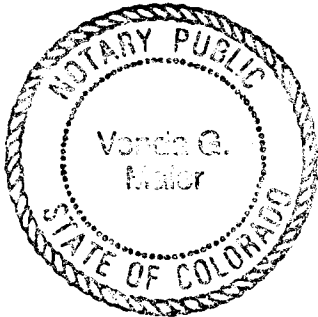
Darla M Bankert
Darla M. Bankert

State of Colorado)
)ss.
County of Boulder)

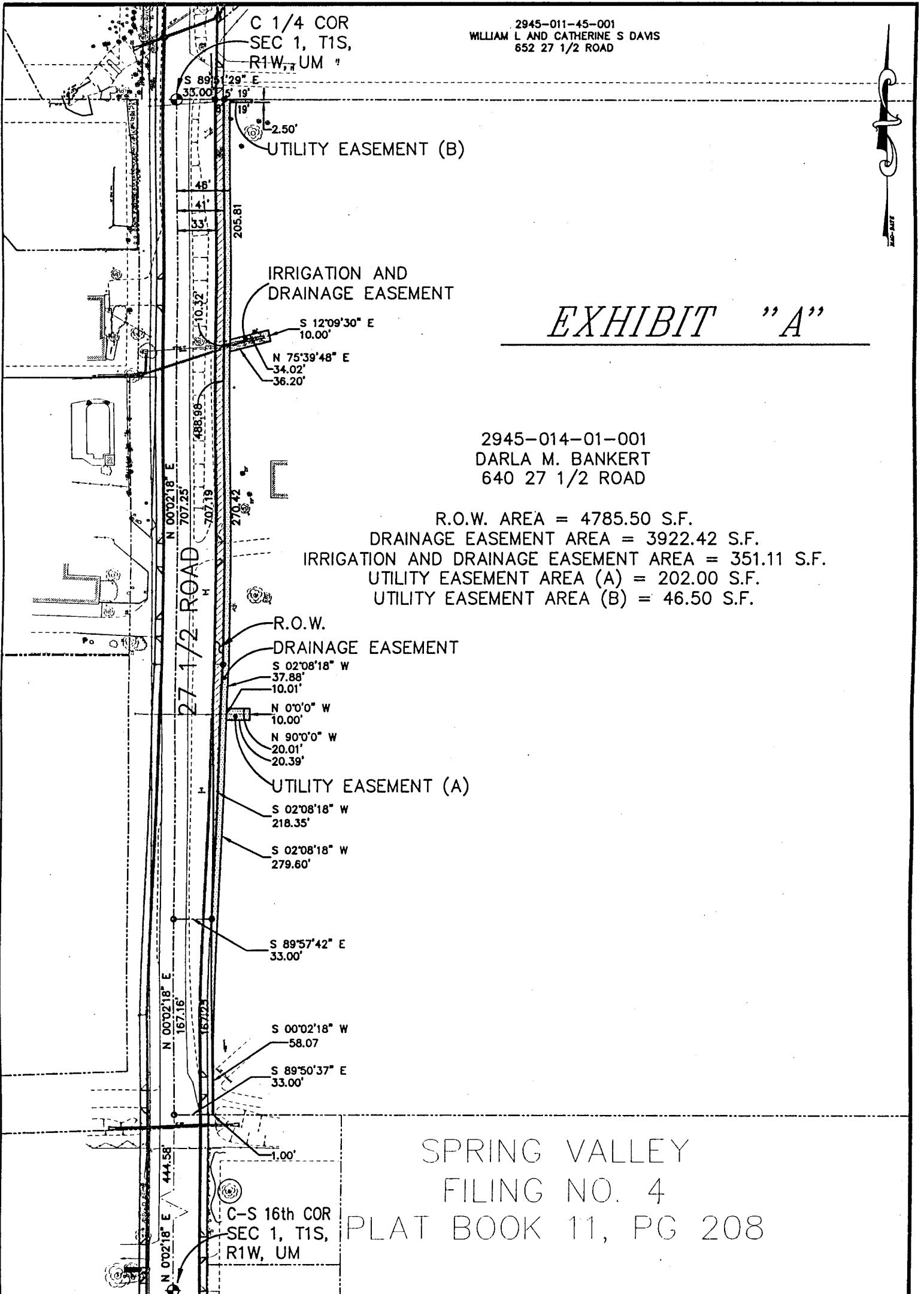
The foregoing instrument was acknowledged before me this 10 day of March, 1999,
by Darla M. Bankert.

My commission expires: ~~My Commission expires June 17, 2002~~

Witness my hand and official seal.



Vonda G. Maier
Notary Public



DRAWN BY: JCS
 DATE: 1-19-99
 SCALE: 1" = 100'
 APPR. BY: TW
 FILE NO: 01401001.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO G ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION