

BMG98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: BLANCA E. MIRANDA AND JUAN M. GONZALEZ

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2755 UNAWEEP AVENUE, UTILITY
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-251-00-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1827253 01/08/98 0343PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Blanca E. Miranda and Juan M. Gonzalez, Grantors, for and in consideration of the sum of Fifty-two and 49/100 Dollars (\$52.49) the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto 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 of Grantee and for the use of the Public Utilities, a Public Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

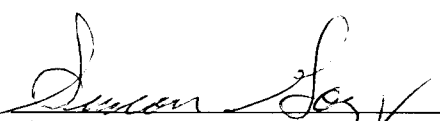
A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:


Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25 a distance of 287.50 feet to a point; thence leaving said north line S 00°00'00" E a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" E a distance of 5.00 feet to a point; thence S 90°00'00" W a distance of 7.00 feet to a point; thence N 00°00'00" W a distance of 5.00 feet to a point; thence N 90°00'00" E a distance of 7.00 feet to the point of beginning, containing 35.0 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, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

1. Grantors reserve the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the easement area.
2. Grantee agrees that the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of persons and property; all damages to persons or property resulting from the failure to exercise due care, or other higher standard of care as may be applicable, shall be paid for and repaired at the expense of Grantee.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant the Easement; that they 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 2 day of January, 1998.


Simon Gonzalez, Attorney-in-Fact for
Blanca E. Miranda, under certain Power
of Attorney dated August 13, 1994, recorded
August 23, 1994 in Book 2094, at Page 507
in Mesa County, Colorado


Simon Gonzalez, Attorney in Fact for
Juan M. Gonzalez, under certain Power
of Attorney dated August 16, 1994, recorded
August 23, 1994 in Book 2094, at Page 508,
in Mesa County, Colorado

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by Simon Gonzalez, Attorney in Fact for Blanca E. Miranda, under certain Power of Attorney dated August 13, 1994, recorded August 23, 1994 in Book 2094, at Page 507, in Mesa County, Colorado and by Simon Gonzalez, Attorney in Fact for Juan M. Gonzalez, dated August 16, 1994, recorded August 23, 1994 in Book 2094, at Page 508 in Mesa County, Colorado.

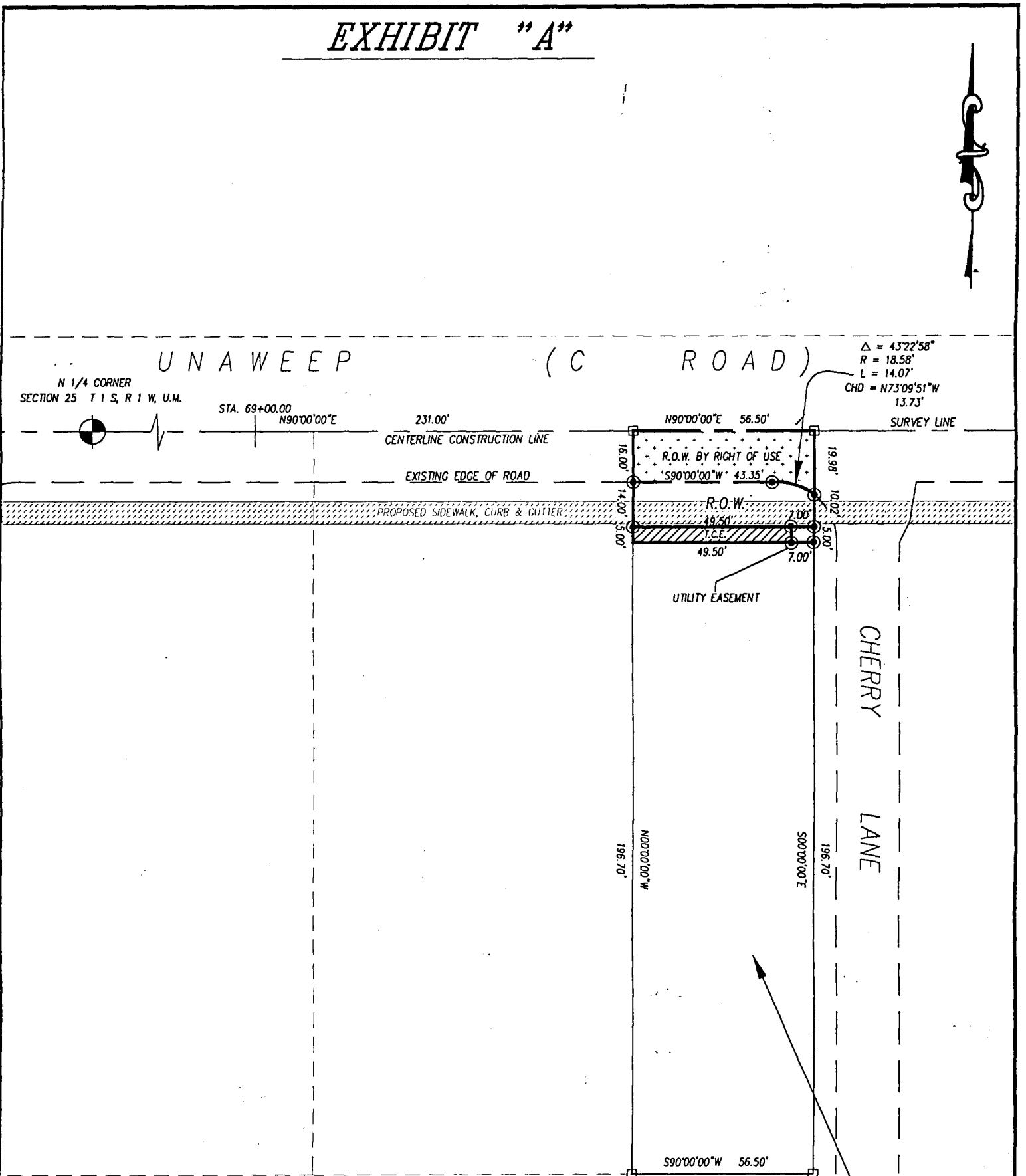
Witness my hand and official seal.

Martha S. Miller
Notary Public



My Commission expires: 6-7-1999

EXHIBIT "A"



2945-251-00-003
 BLANCA E. MIRANDA & JUAN M. GONZALEZ
 2755 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 918.01 SQ.FT.
 RIGHT-OF-WAY AREA = 776.99 SQ.FT.
 UTILITY EASEMENT AREA = 35.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 247.50 SQ.FT.

DRAWN BY: SRP
 DATE: 12-01-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP90.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (203)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION