

CBC99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CALVARY BIBLE CHURCH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO. 2945-013-00-952, CALVARY BIBLE CHURCH, 629 27 ½ ROAD - PATTERSON ROAD TO G ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF PUBLIC UTILITIES EASEMENT

Calvary Bible Church, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of One Hundred Eighty and 00/100 Dollars (\$180.00), 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, a Perpetual Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence N 00°02'18" E along the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 a distance of 220.44 feet to a point on said East line; thence N 89°57'42"W a distance of 30.00 feet to the True Point of Beginning;

thence N 89°57'42"W a distance of 16.00 feet;

thence N 00°02'18" E a distance of 10.00 feet;

thence S 89°57'42"E a distance of 16.00 feet;

thence S 00°02'18" W a distance of 10.00 feet to the Point of Beginning,

containing 160.00 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 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 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 area.

2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.

3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons claiming under or through Grantor.

Executed and delivered this 18th day of June, 1999.

Attest:

Calvary Bible Church,
a Colorado non-profit corporation

Jim Raff
Secretary

Todd C. Geske
by: Chairman

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of June, 1999, by Todd C. Geske as Chairman, and attested to by Jim Raff as Secretary of Calvary Bible Church, a Colorado non-profit corporation.

My commission expires: 3.3.01

Witness my hand and official seal.

Peggy Holguin
Notary Public

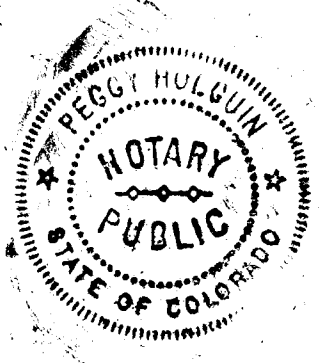
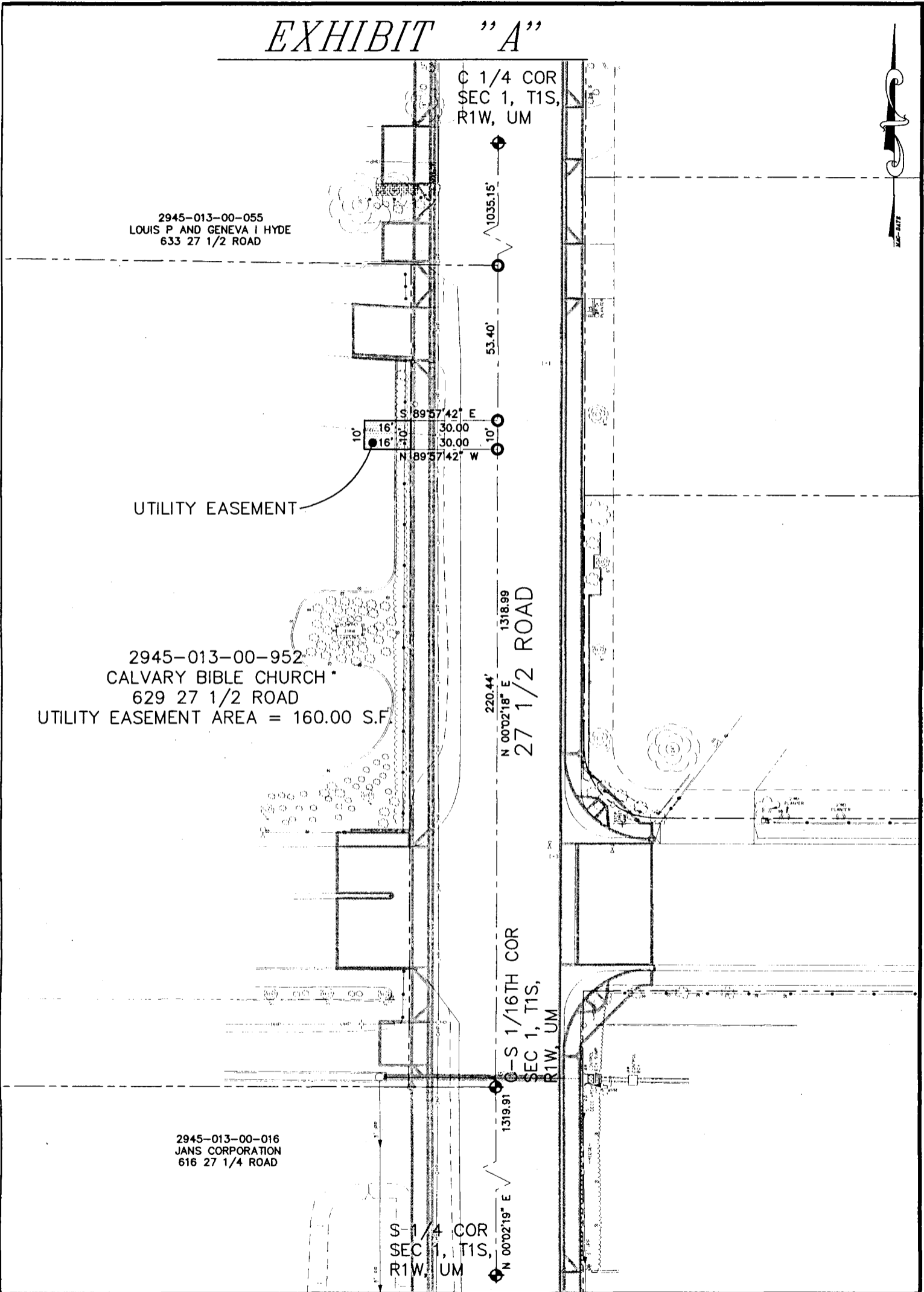


EXHIBIT "A"



DRAWN BY: JCS
DATE: 2-1-99
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: 01300952.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