

CLA01F5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: LYNN A. CLARK AND GERALDINE L. CLARK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2522 F ½ ROAD, GRAND
JUNCTION, CO

PARCEL NO.: 2945-032-00-026

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF UTILITY EASEMENT

1988484 03/22/01 0320PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

Lynn A. Clark and Geraldine L. Clark, Grantors, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed and by these presents do 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, a Perpetual Utility Easement for the installation, operation, maintenance, repair and replacement of utility facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 3 to bear N 89°59'37" W with all bearings contained herein being relative thereto;
thence N 00°02'09" E along the east line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 3 a distance of 30.00 feet the True Point of Beginning;
thence N 89°59'37" W a distance of 5.00 feet;
thence N 00°02'09" E a distance of 5.00 feet;
thence S 89°59'37" E a distance of 5.00 feet;
thence S 00°02'09" W a distance of 5.00 feet to the True Point of Beginning, containing 25.00 square feet.

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. Grantors 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 Grantors hereby covenant 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 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 Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this 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 22nd day of March, 2001.

Lynn A. Clark
Lynn A. Clark

Geraldine L. Clark
Geraldine L. Clark

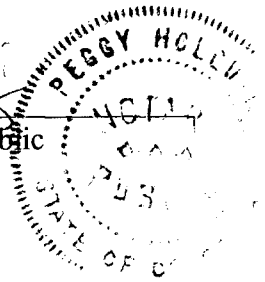
State of Colorado)
) ss.
County of Mesa)

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The foregoing instrument was acknowledged before me this 22nd day of March, 2001, by Lynn A. Clark and Geraldine L. Clark.

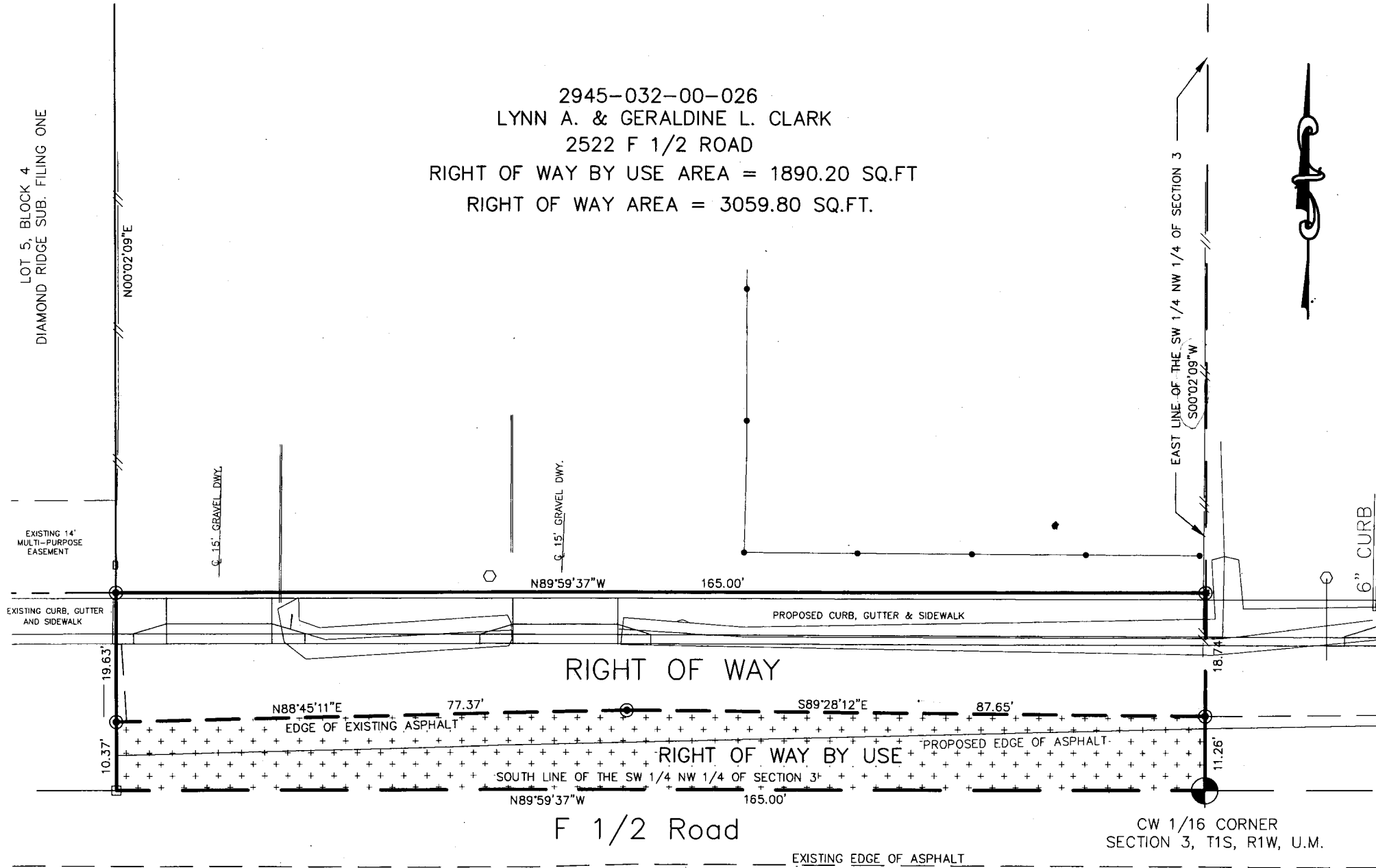
My commission expires 3-3-05.
Witness my hand and official seal.

Peggy Holm
Notary Public



The foregoing legal descriptions were prepared by K. Valdez, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

RIGHT-OF-WAY DESCRIPTION MAP
F 1/2 ROAD STREET IMPROVEMENTS

DRAWN BY: SRP
DATE: 02-12-01
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: F-5ROAD.DWG