

CLW9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: HARRY S. AND PATRICIA CALDWELL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF ELECTRIC AND
TELECOMMUNICATIONS EASEMENT FOR DRAINAGE AND UTILITIES AT 24 ROAD AND
PATTERSON ROAD NORTH OF CANYON VIEW PARK - PARCEL NO. 2945-054-00-091

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

BOOK 2648 PAGE 432

Harry S. Caldwell and Patricia Caldwell, Grantors, for and in consideration of the sum of Three Hundred Ninety-Five and 07/100 Dollars (\$395.07), 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, for the use and benefit of Grantee and for the use and benefit of the Public Utilities, an undivided one-half interest in and to the two (2) herein described Perpetual Easements for the installation, operation, maintenance, repair and replacement of electric, telecommunications, storm water runoff and drainage facilities, on, along, over, under, through and across the following described parcels of land, to wit:

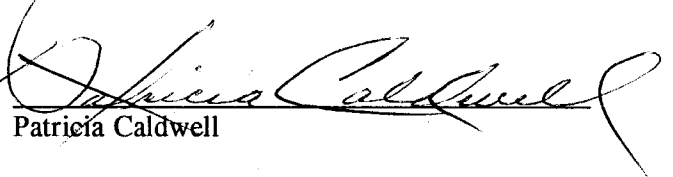
Commencing at the Southeast Corner of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the Southeast 1/4 of the Southeast 1/4 (SE 1/4 SE 1/4) of said Section 5 to bear N 00°03'05" W with all bearings contained herein being relative thereto; thence N 00°03'05" W along the east line of the SE 1/4 SE 1/4 of said Section 5 a distance of 824.11 feet; thence leaving the east line of the SE 1/4 SE 1/4 of said Section 5, S 89°56'56" W a distance of 77.50 feet to a point on the westerly right-of-way line for 24 Road, said point being the True Point of Beginning; thence N 00°03'05" W along the westerly right-of-way line for 24 Road a distance of 30.09 feet; thence leaving said right-of-way line, N 89°59'32" W a distance of 10.00 feet; thence S 00°03'05" E a distance of 30.10 feet; thence N 89°56'56" E a distance of 10.00 feet to the Point of Beginning, containing 301.0 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, 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. Grantors 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 Grantors hereby covenant 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 herein described Easements 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 the herein described Easements; 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 1ST day of NOVEMBER, 1999.


Harry S. Caldwell

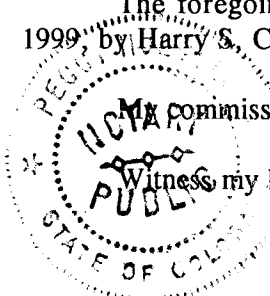

Patricia Caldwell

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of NOVEMBER, 1999, by Harry S. Caldwell and Patricia Caldwell.

My commission expires: 3.3.01

Witness my hand and official seal.





Notary Public

EXHIBIT "A"

PATTERSON ROAD

2945-054-00-091
HARRY S CALDWELL,
PATRICIA CALDWELL, TODD BONATTI
ADELLE LLOYD & EDITH BIGUM
630 S. TERRACE DR.
GRAND JUNCTION, CO 81503

DRAINAGE & UTILITY EASEMENT AREA = 301.0 SF

DRAINAGE
& UTILITY
EASEMENT AREA
638.0 SF

2945-054-00-091

2945-054-00-021

2945-054-00-024

24 ROAD

1319.96'

465.84'

89°59'32" W

77.50'

77.50'

89°56'56" E

30.01'

63.80'

77.50'

89°56'56" E

760.31'

N 00°03'05" W

DRAWN BY: JCS
DATE: 9-08-99
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: CALDWELL.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION