

CRM033AV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: MARK W. CREMEENS

PURPOSE: PERPETUAL PUBLIC UTILITIES EASEMENT FOR
THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND
REPLACEMENT OF PUBLIC UTILITIES AND APPURTENANCES

ADDRESS: 954 THIRD AVENUE - LOTS 17 THRU 19 INC
BLK 13 MILLDALE SUBDIVISION & S2 OF VAC ALLEY ADJ TO SD LOTS
SEC23 1S 1W - 0.23AC

PARCEL#: 2945-231-07-021

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3360 Page 375
2122115 05/15/03 0136PM
JANICE WARD CLK® MESA COUNTY CO
REG FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF PUBLIC UTILITIES EASEMENT

Mark W. Cremeens, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 ten (10.0) foot wide Perpetual Public Utilities Easement for the installation, operation, maintenance, repair and replacement of public utilities and appurtenances related thereto, as authorized by Grantee, including, but not limited to, electric lines, telecommunications lines, natural gas pipelines, sanitary sewer lines, storm sewers and water lines, together with the right of ingress for workers and equipment, on, along, over, under, through and across the following described real property, to wit:

See 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, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the public utilities situated therein or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 15th day of May, 2003.

Mark W. Cremeens
Mark W. Cremeens

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of May, 2003, by Mark W. Cremeens.

My commission expires: 3.3.05

Witness my hand and official seal.

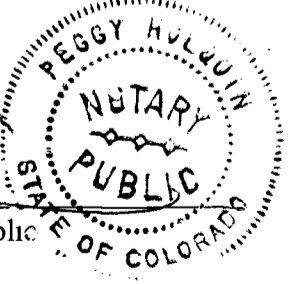
Peggy Hulquin
Notary Public


Exhibit "A"

A ten (10.0) foot wide Perpetual Public Utilities Easement lying adjacent to the North boundary lines of Lots 17 through 19, Block 13 of Milldale Subdivision, situate in the Northeast $\frac{1}{4}$ of Section 23, 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 2 at Page 30 in the office of the Mesa County Clerk and Recorder, said Perpetual Easement being more particularly described as follows

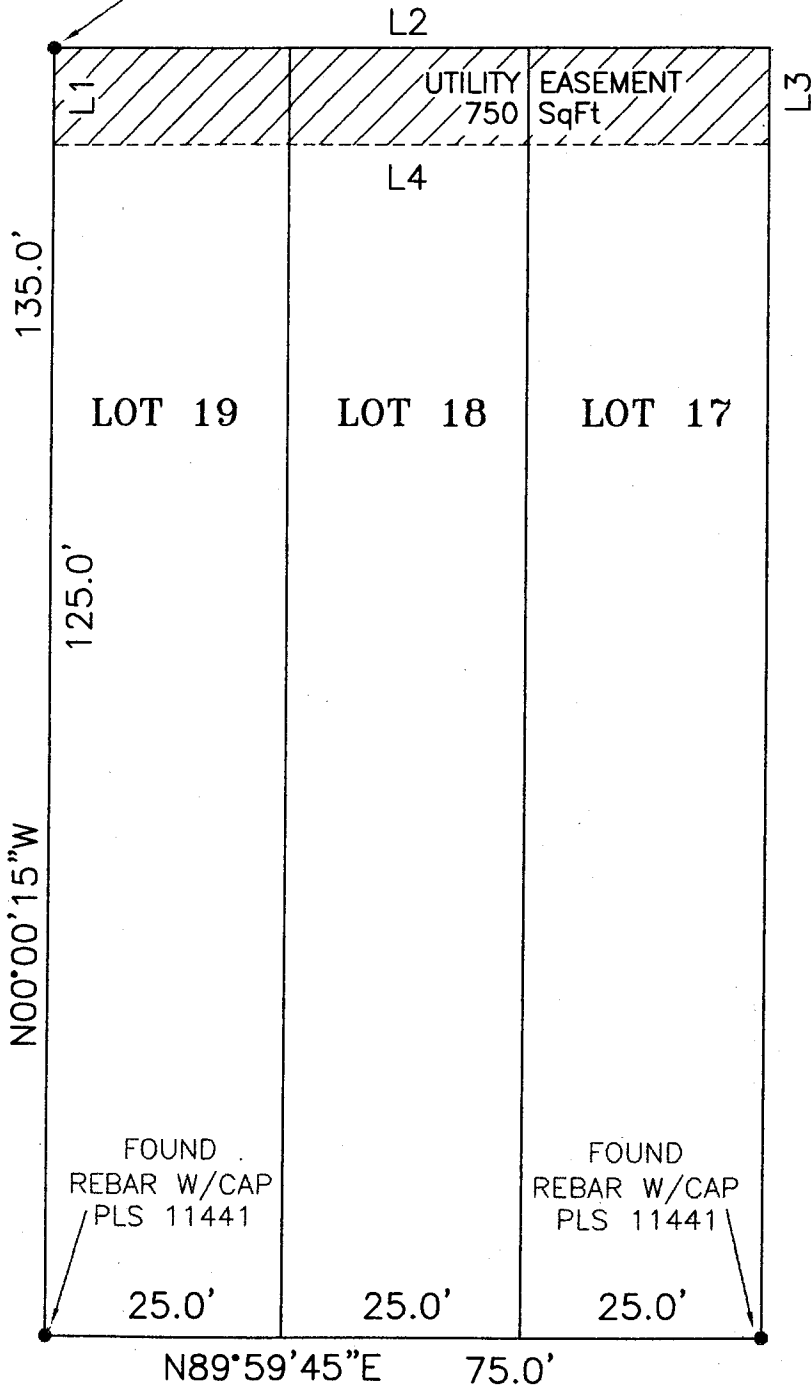
Commencing at the Southeast corner of Lot 17, Block 13 of said Milldale Subdivision, being marked by a found rebar with cap stamped by PLS No. 11441, from whence the Southwest corner of Lot 19, Block 13 of said Milldale Subdivision, being marked by a found rebar with cap stamped by PLS No. 11441, bears S $89^{\circ}59'45''$ W a distance of 75.00 feet with all bearings contained herein being relative thereto;
thence N $00^{\circ}00'15''$ W along the East boundary line of said Lot 17 a distance of 125.0 feet to the Northeast corner of said Lot 17, being the True Point of Beginning of the Easement herein described;
thence S $89^{\circ}59'45''$ W along the North boundary lines of Lots 17, 18 and 19 of Block 13 of said Milldale Subdivision a distance of 75.0 feet to the Northwest corner of said Lot 19;
thence leaving the North boundary line of said Lot 19, N $00^{\circ}00'15''$ W a distance of 10.0 feet;
thence N $89^{\circ}59'45''$ E a distance of 75.0 feet;
thence S $00^{\circ}00'15''$ E a distance of 10.0 feet to the Point of Beginning, containing 750.0 square feet, more or less, as described herein and depicted on the attached **EXHIBIT** prepared by KS Professional Surveying, Inc.

EXHIBIT

10' Utility Easement Milldale Subdivision, Block 13, Lots 17, 18 and 19 Grand Junction, Colorado

FOUND
#5 REBAR

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'15"W	10.00'
L2	N89°59'45"E	75.00'
L3	S00°00'15"E	10.00'
L4	S89°59'45"W	75.00'

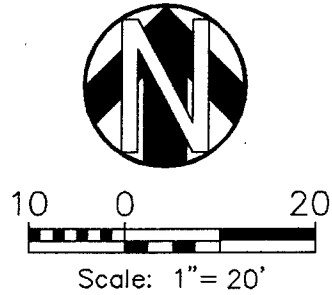


EXHIBIT 10' Utility Easement Milldale Subdivision Grand Junction, Colorado

Scale: 1"=20'	22 April 2003
48-2002.dwg	Drawn by: RES
PN: 2002-48	Sheet: 1 of 1

PREPARED BY:
KS PROFESSIONAL SURVEYING, INC.
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