

DEP97PRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DOUGLAS E. PETERSON AND ELAINE J. PETERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 105 PARK DRIVE, NORTH 1ST STREET,  
DRAINAGE EASEMENT, PARCEL NO. 2945-112-13-016, LOT 4 PARKLANE SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1804860 0339PM 07/07/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Douglas E. Peterson and Elaine J. Peterson, Grantors, for and in consideration of the sum of Seventy Two and 29/100 Dollars (\$72.29), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed and by these presents do hereby sell, grant and convey 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 Perpetual Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Beginning at the Southwest Corner of the East 1/2 of Lot 3 of Park Lane Subdivision, situate in the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 6 at Page 13 in the office of the Mesa County Clerk and Recorder;

thence N 00°59'17" W along the West boundary line of the East 1/2 of said Lot 3 a distance of 6.00 feet;

thence leaving said West boundary line, N 83°54'20" E a distance of 6.08 feet;

thence S 00°29'40" E a distance of 6.00 feet to a point on the Southerly boundary line of said Lot 3;

thence S 83°54'20" W along the Southerly boundary line of said Lot 3 a distance of 6.03 feet to the Point of Beginning, containing 36.18 square feet as described herein and as 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 to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities 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 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.

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 18<sup>th</sup> day of June, 1997.

Douglas E. Peterson  
Douglas E. Peterson

Elaine J. Peterson  
Elaine J. Peterson

State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 1997, by Douglas E. Peterson and Elaine J. Peterson.

My commission expires: 3.3.97  
Witness my hand and official seal.

Regina Beggs  
Notary Public

# EXHIBIT "A"

## PARK DRIVE

LOT 1

WEST 1/2 OF LOT 3

177.64  
N00°59'17"W

EAST 1/2 OF LOT 3

2945-112-13-016  
DOUGLAS E. & ELAINE J. PETERSON  
105 PARK DRIVE  
UTILITY EASEMENT AREA = 36.18 SQ.FT.

WEST 1/2 OF LOT 5



LOT 4

PARK PLANE SUBDIVISION

LOT 2

N83°54'20"E  
6.08

S00°29'40"E  
6.00

S83°54'20"W

6.00

6.03

Existing Chain Link Fence Existing Irrigation Line Existing Power Pole

Existing Shrubbery

Existing Basket Ball Hoop

Existing Asphalt Driveway

2945-112-00-007  
ROY & HATTIE JUNE GARNER  
2428 NORTH 1ST. ST.

DRAWN BY: SRP  
DATE: 5-15-97  
SCALE: 1" = 30'  
APPR. BY: TKH  
FILE NO: F131.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
( 131 )

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION