

DJE97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DEBRA JEAN ENGQUIST

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2744 UNAWEEP AVENUE, UTILITY  
EASEMENT, PARCEL NO. 2945-243-10-031, LOT 7, DAVE W. OLSON SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1819060 11/04/97 0323PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Debra Jean Engquist, Grantor, for and in consideration of the sum of One Hundred Eighty One and 88/100 Dollars (\$181.88), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed and by these presents does 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:

Commencing at the Northwest Corner of Lot 7 of Dave W. Olson Subdivision situate in the Southwest 1/4 of Section 24, 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 6 at Page 2 in the office of the Mesa County Clerk and Recorder; thence S 00°00'00" E along the West boundary line of said Lot 7 a distance of 73.00 feet to the **True Point of Beginning**; thence S 00°00'00" E along the West boundary line of said Lot 7 a distance of 97.00 feet to the Southwest Corner of said Lot 7; thence N 90°00'00" E along the South boundary line of said Lot 7 a distance of 5.00 feet; thence leaving said South boundary line, N 00°00'00" E a distance of 97.00 feet; thence S 90°00'00" W a distance of 5.00 feet to the Point of Beginning, containing 485.00 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. 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 Grantor 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. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she 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 16<sup>TH</sup> day of October, 1997.

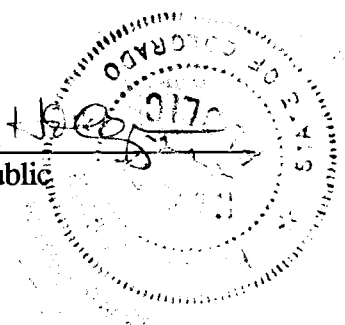
*Debra Jean Engquist*  
Debra Jean Engquist

State of Colorado            )  
  )ss.  
County of Mesa             )

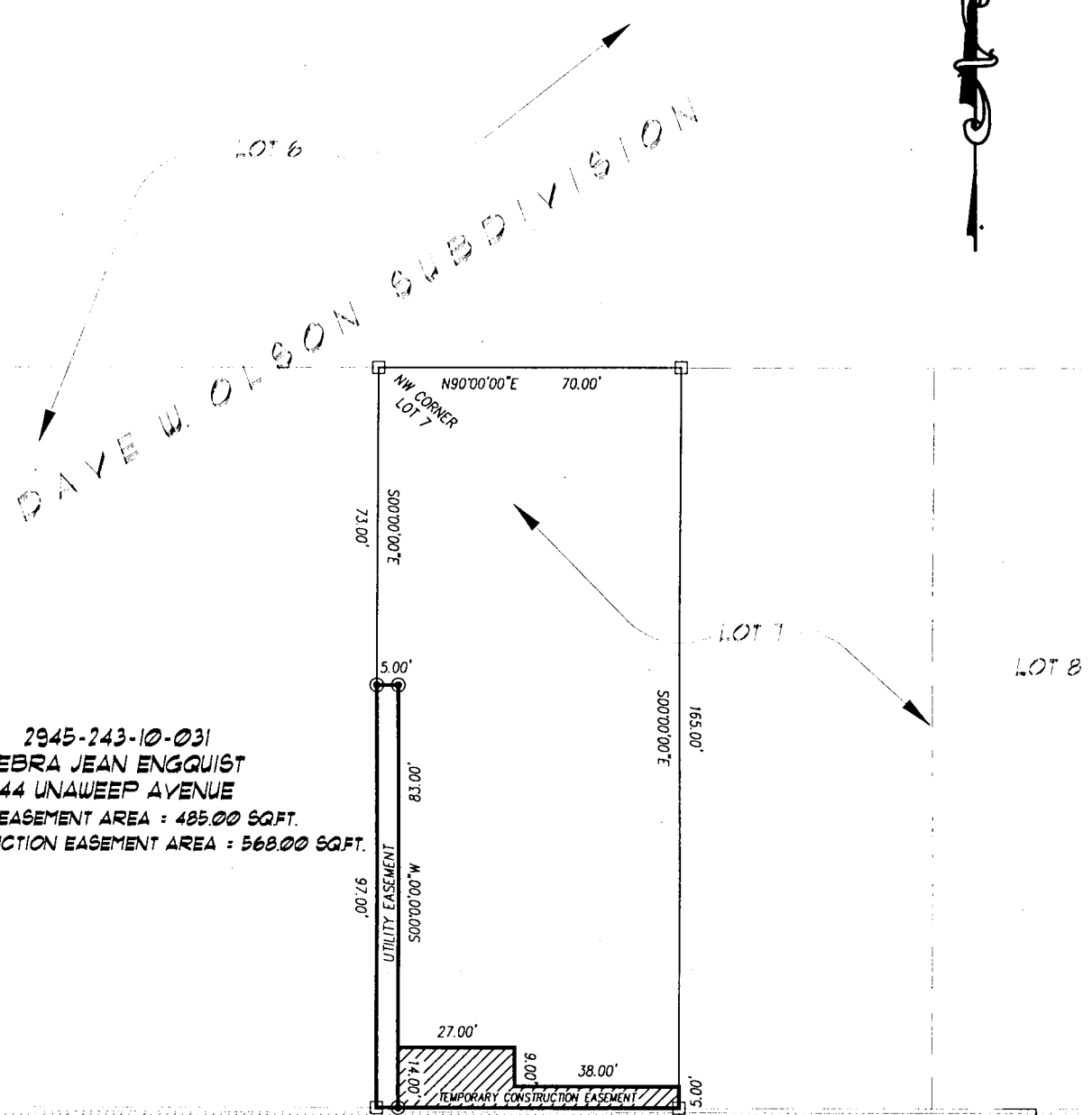
The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of October, 1997, by Debra Jean Engquist.

My commission expires: 3.3.01  
Witness my hand and official seal.

*Debra Jean Engquist*  
Notary Public



# EXHIBIT "A"



2945-243-10-031  
 DEBRA JEAN ENGQUIST  
 2744 UNAWEEP AVENUE  
 UTILITY EASEMENT AREA : 485.00 SQ.FT.  
 TEMP. CONSTRUCTION EASEMENT AREA : 568.00 SQ.FT.

SURVEY LINE  
 CENTERLINE CONSTRUCTION LINE

STA. 65+00

UNAWEEP (C ROAD)

DRAWN BY: SRP  
 DATE: 6-30-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP85.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP ( 172 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION