

DKC98N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DALE G. COLE AND KIMBERLY J. COLE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2102 NORTH 1ST STREET, PARCEL NO.  
2945-112-15-015, UTILITY EASEMENT, NORTH FIRST STREET, ORCHARD AVENUE TO  
PATTERSON AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1846319 05/15/98 0344PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Dale G. Cole and Kimberly J. Cole, Grantors, for and in consideration of the sum of Two Hundred Three and 32/100 Dollars (\$203.32), the receipt and sufficiency of which is hereby acknowledged, have sold, conveyed and granted and by these presents do hereby sell, convey and grant 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 1 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, 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 5 at Page 20 in the office of the Mesa County Clerk and Recorder; thence S 90°00'00" E along the North boundary line of said Lot 1 a distance of 1.51 feet to the **True Point of Beginning**; thence S 90°00'00" E along the North boundary line of said Lot 1 a distance of 8.49 feet; thence leaving said North boundary line, S 00°00'00" E a distance of 8.00 feet; thence N 90°00'00" W a distance of 8.47 feet; thence N 00°06'02" W a distance of 8.00 feet to the Point of Beginning, containing 67.84 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

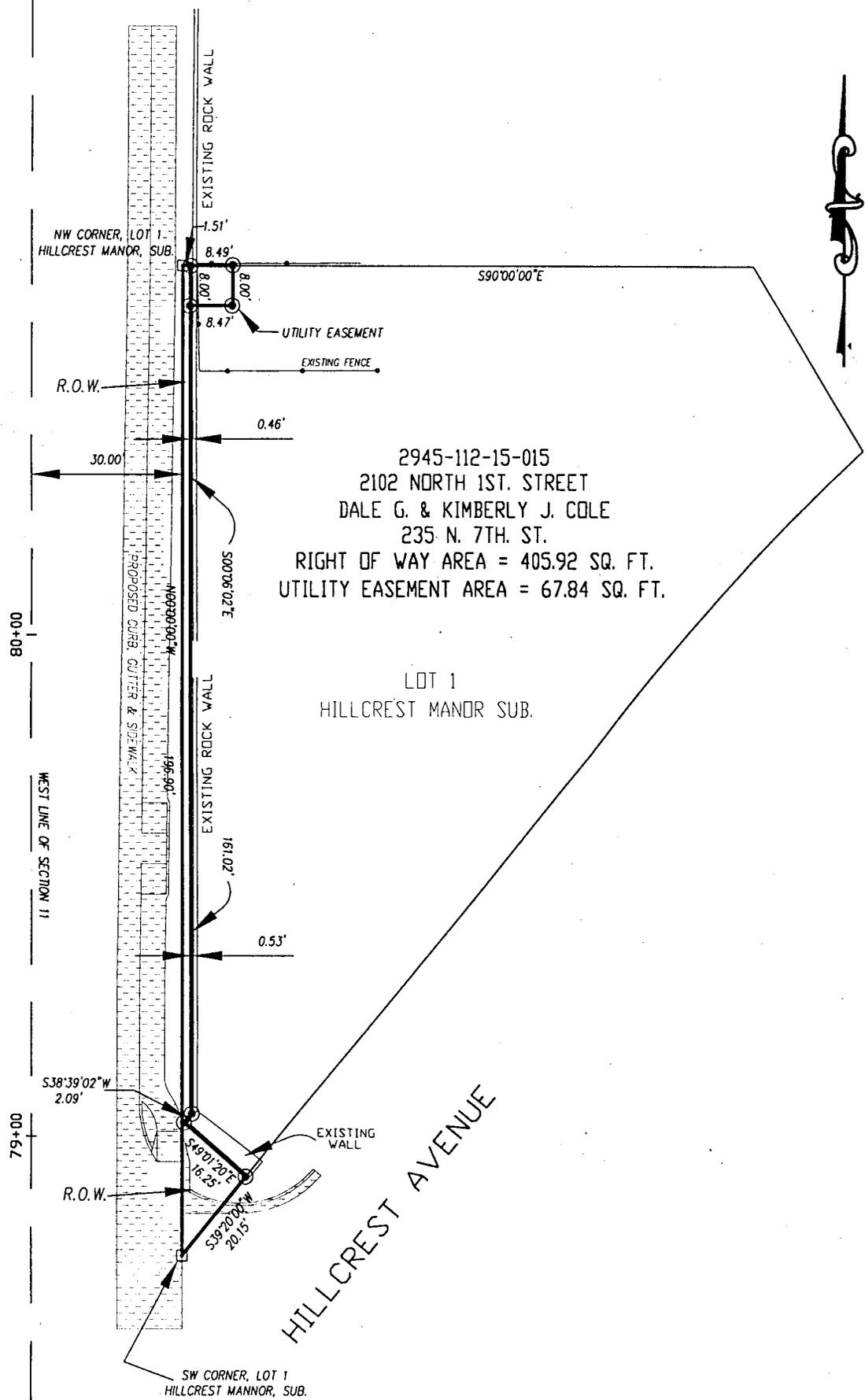
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, and to remove objects interfering therewith, including the trimming of trees and 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.



# EXHIBIT "A"

NORTH FIRST STREET



2945-112-15-015  
 2102 NORTH 1ST. STREET  
 DALE G. & KIMBERLY J. COLE  
 235 N. 7TH. ST.  
 RIGHT OF WAY AREA = 405.92 SQ. FT.  
 UTILITY EASEMENT AREA = 67.84 SQ. FT.

LOT 1  
 HILLCREST MANOR SUB.

HILLCREST AVENUE

DRAWN BY: SRP  
 DATE: 6-10-97  
 SCALE: 1" = 30'  
 APPR. BY: TKH  
 FILE NO: F102.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 102 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION