

DOY97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MICHAEL DOYHENARD

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2742 UNAWEEP AVENUE, UTILITY
EASEMENT, PARCEL NO. 2945-243-10-029

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Michael Doyhenard, Grantor, for and in consideration of the sum of Sixty Nine and 99/100 Dollars (\$69.99), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give 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 Easements on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 (SE1/4 SE1/4 SW1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of said SE1/4 SE1/4 SW1/4 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the South line of said SE1/4 SE1/4 SW1/4 a distance of 256.00 feet; thence leaving said South line, N 00°00'00" E a distance of 30.00 feet to a point on the North right-of-way line for Unaweep Avenue; thence N 90°00'00" W along said right-of-way line a distance of 121.00 feet to the **True Point of Beginning**; thence N 90°00'00" W along the North right-of-way line for Unaweep Avenue a distance of 7.00 feet; thence leaving said right-of-way line, N 00°00'00" E a distance of 10.00 feet; thence S 90°00'00" E a distance of 7.00 feet; thence S 00°00'00" E a distance of 10.00 feet to the True Point of Beginning, containing 70.0 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, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

1. Grantor reserves the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with 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, taking precautions for the protection of persons and property; all damages to persons or property resulting from the failure to exercise due care, or other higher standard of care as may be applicable, shall be paid for and repaired at the expense of Grantee.

3. Grantor hereby covenants 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 11TH day of APRIL, 1997.

Michael Doyhenard
Michael Doyhenard

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11TH day of APRIL, 1997, by Michael Doyhenard.

My commission expires: 3-3-01

Witness my hand and official seal.

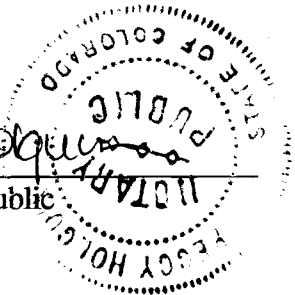
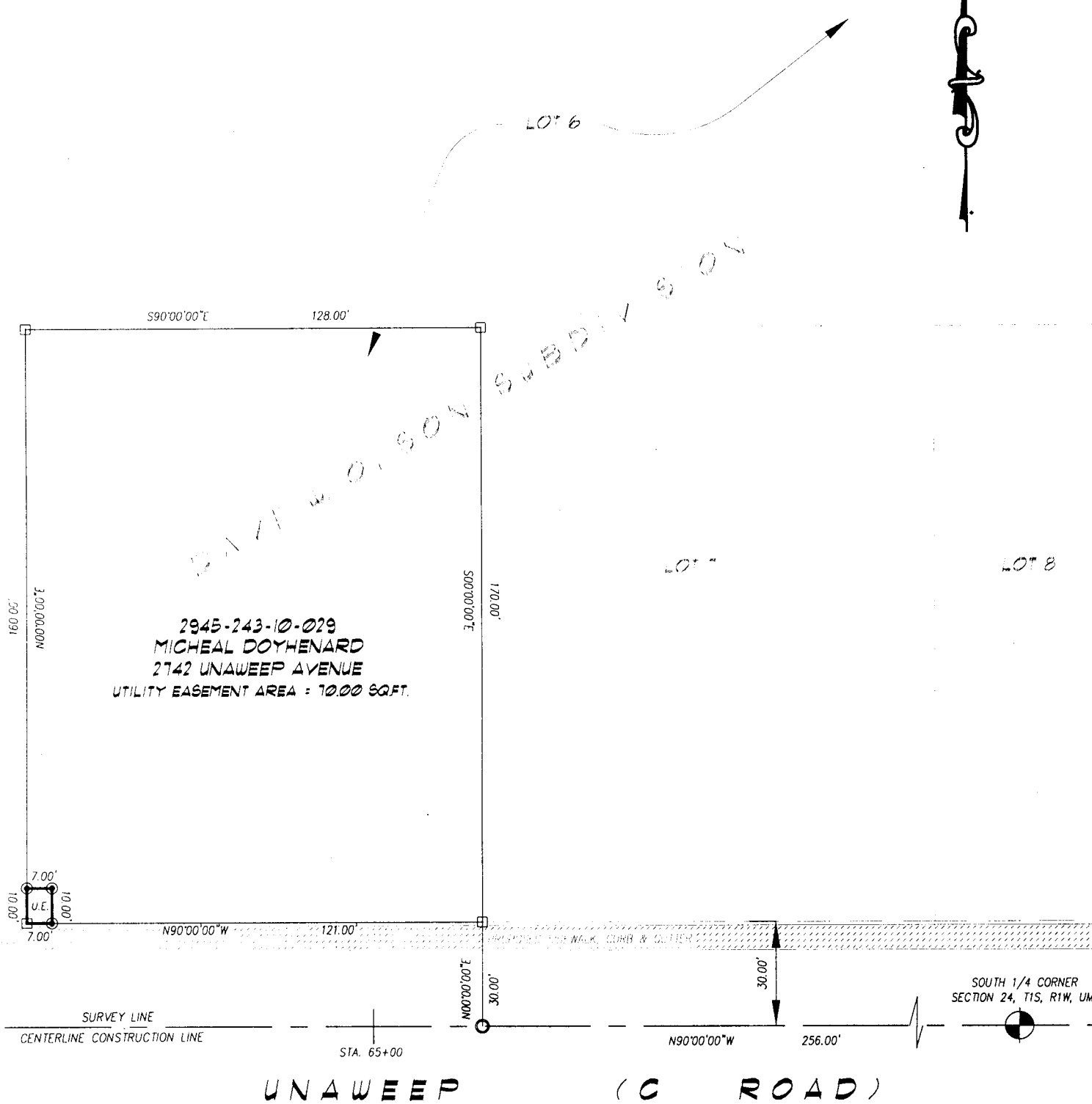
Rebecca Holquist
Notary Public


EXHIBIT "A"



DRAWN BY: SRP
 DATE: 3-27-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP84.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (170)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION