

EMH98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: EDNA MAY HOAGLUND

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2739 C ROAD, UNAWEEP UTILITY
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, LOT 2 PARCEL NO. 2945-252-22-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1834261 02/27/98 0142PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Edna May Hoaglund , Grantor, for and in consideration of the sum of Thirty-Seven and 50/100 Dollars (\$37.50), 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 Public Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land situate in the NE 1/4 NW 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Lot 2, Block 3 of Parkview Subdivision; thence S 90°00'00" E along the north line of said Lot 2, Block 3 a distance of 19.96 feet to True Point of Beginning of the parcel of land described herein; thence continuing along the north line of said Lot 2, Block 3 S 90°00'00" E a distance of 5.00 feet to a point; thence leaving the north line of said Lot 2, Block 3 S 00°00'00" W a distance of 5.00 feet to a point; thence N 90°00'00" W a distance of 5.00 feet to a point; thence N 00°00'00" E a distance of 5.00 feet to the point of beginning, containing 25.00 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 Easements, subject to the terms and conditions contained herein.

1. Grantor reserves the right to use and occupy the aforescribed easements 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 areas.
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 she has good title to the aforescribed premises; that she has good and lawful right to grant these Easements; 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 9th day of February, ~~1997~~ ¹⁹⁹⁸.

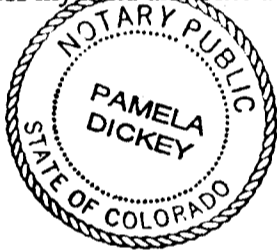
Edna Mae Hoaglund
Edna Mae Hoaglund

State of Colorado)
)ss.
County of Mesa)

~~1997~~ ¹⁹⁹⁸ The foregoing instrument was acknowledged before me this 9th day of February, ~~1997~~ by Edna Mae Hoaglund.

My commission expires: My Commission Expires Aug. 26, 2001

Witness my hand and official seal.



Pamela Dickey
Notary Public

EXHIBIT "A"



NE CORNER
E 1/2 W 1/2 NE 1/4 NW 1/4
SECTION 25 T 1 S, R 1 W, U.M.

UNAWEEP (C ROAD)

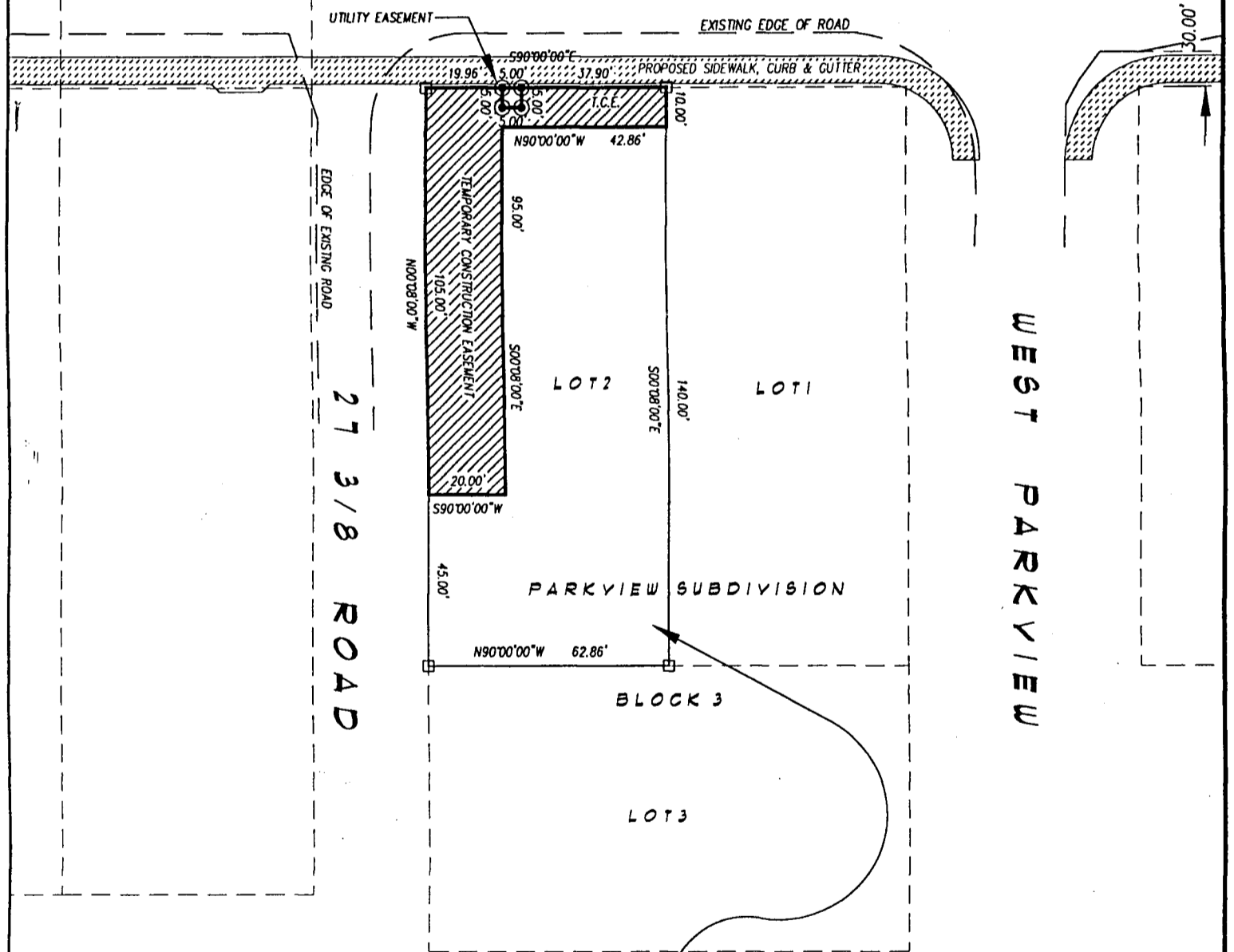
STA. 62+00.00

SURVEY LINE
CENTERLINE CONSTRUCTION LINE

UTILITY EASEMENT

EXISTING EDGE OF ROAD

PROPOSED SIDEWALK, CURB & GUTTER



2945-252-22-002
EDNA MAY HOAGLUND
2739 C ROAD

UTILITY EASEMENT AREA : 25.00 SQFT.
TEMPORARY CONSTRUCTION EASEMENT AREA : 2503.6 SQFT.

DRAWN BY: SRP
DATE: 11-20-96
SCALE: 1" = 40'
APPR. BY: JW
FILE NO: WEEP75.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (187)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION