

ESL97ESC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: EUGENE A. LENT AND SHIRLEY J. LENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 1765 ESCALANTE STREET, UNAWEEP SLOPE
AND DRAINAGE EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-233-
04-010, LOT 17, ORCHARD MESA HEIGHTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF EASEMENT

1784161 0320PM 01/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT
BOOK 2292 PAGE 675

Eugene A. Lent and Shirley J. Lent, Grantors, for and in consideration of the sum of One thousand nine hundred twenty-one and 36/100 Dollars (\$1,921.36), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No. 104 of City of Grand Junction UnawEEP Avenue Reconstruction Project for the installation, operation, maintenance, repair of drainage facilities for irrigation water and storm water runoff, and for the installation, operation, maintenance, repair of materials providing slope stability for UnawEEP Avenue, together with the right of ingress and egress for workers and equipment, on, along, over and under, through and across the following described Parcel situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Beginning at the Southwest Corner of Lot 19, Block 10 of Orchard Mesa Heights, a subdivision situate in the Southwest 1/4 of Section 23, 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 1 at Page 16 in the office of the Mesa County Clerk and Recorder, and considering the South line of said Section 23 to bear N 89°43'19" E with all bearings contained herein being relative thereto;
thence S 89°43'19" W a distance of 10.00 feet;
thence N 00°09'46" W a distance of 16.00 feet;
thence N 89°43'19" E a distance of 75.68 feet;
thence S 29°18'30" E a distance of 18.30 feet to a point on the South line of said Lot 19;
thence S 89°43'19" W along the South line of said Lot 19 a distance of 74.59 feet to the Point of Beginning.

The above described parcel of land contains 1,282.19 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said drainage and slope easements, together with facilities and appurtenances related thereto, 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 following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors, their successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

2. Grantors shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantors hereby covenants with Grantee that the easement areas 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 on, along, over, under, through and across the easement areas.

3. Grantors hereby covenants with Grantee that they have good title to the aforescribed premises; that it has good and lawful right to grant these Easements; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 2 day of January, 1996⁷.

Eugene A. Lent
Eugene A. Lent

Shirley J. Lent
Shirley J. Lent

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2 day of January, 1996⁷, by Eugene A. Lent and Shirley J. Lent.

Witness my hand and official seal.
My commission expires 3-3-97

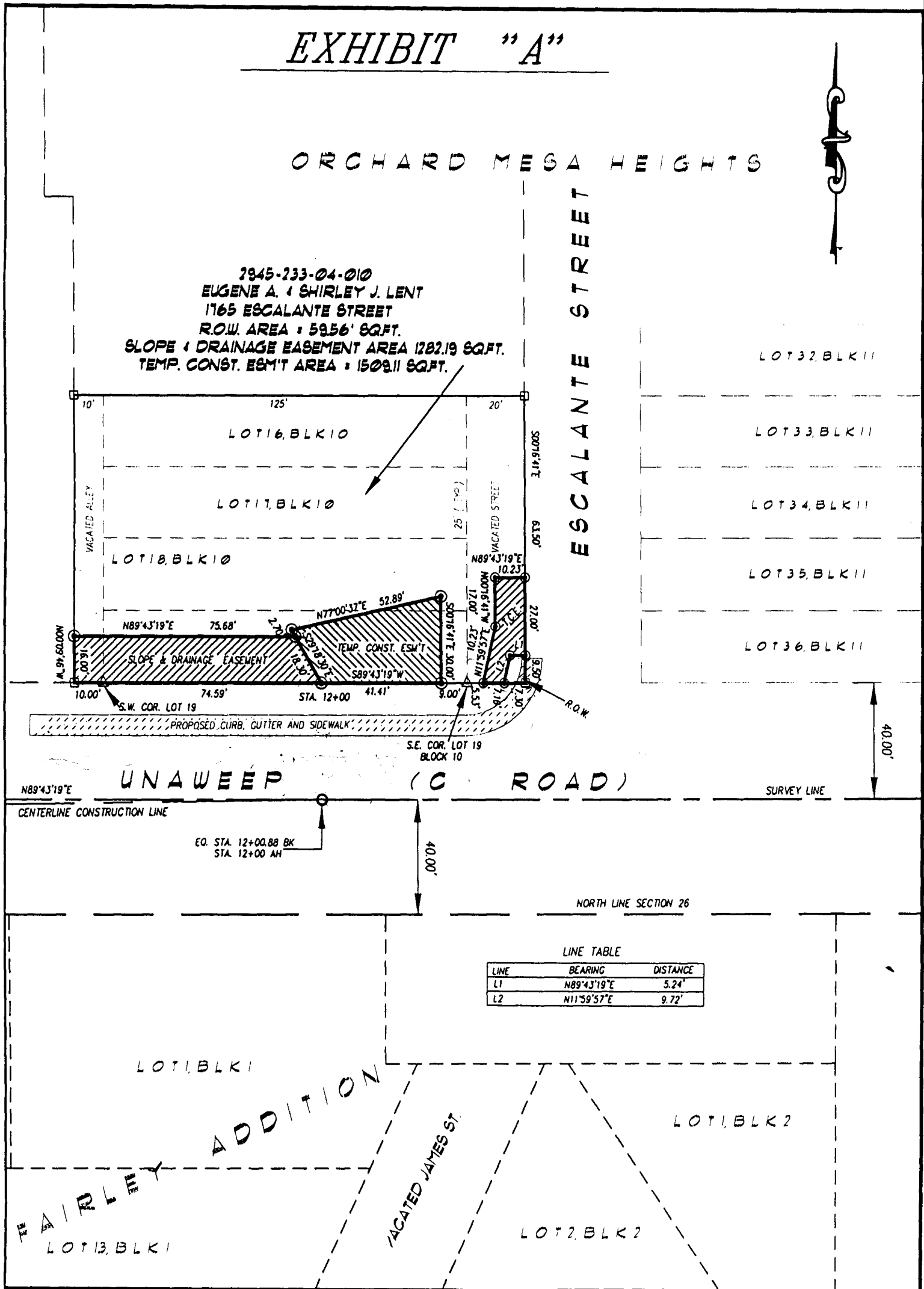
Regina Holquist
Notary Public



EXHIBIT "A"

ORCHARD MESA HEIGHTS

2945-233-04-010
 EUGENE A. & SHIRLEY J. LENT
 1765 ESCALANTE STREET
 R.O.W. AREA = 59,56' SQ.FT.
 SLOPE & DRAINAGE EASEMENT AREA 1282.19 SQ.FT.
 TEMP. CONST. ESM'T AREA = 1509.11 SQ.FT.



DRAWN BY: SRP
 DATE: 10-22-96
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP5.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (104)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION