

ESL97UNA

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: 1053 UNAWEEP AVENUE, UTILITY
EASEMENT, PARCEL NO. 2945-261-20-014, LOT 1, ORCHARD MESA HEIGHTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF EASEMENT

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1784162 0320PM 01/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Eugene A. Lent and Shirley J. Lent, Grantors, for and in consideration of the sum of Ninety-nine dollars and 90/100 Dollars (\$99 .90), 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.129 of City of Grand Junction Unawep Avenue Reconstruction Project for the installation, operation, maintenance, repair of public utilities, together with the right of ingress and Ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, 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 Northwest Corner of Lot 1, Block 17 of Orchard Mesa Heights, a subdivision situate in the Northeast 1/4 of Section 26, 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;
thence S 00°00'00" E along the West boundary of said Lot 1 a distance of 10.00 feet;
thence N 90°00'00" E a distance of 10.00 feet;
thence N 00°00'00" E a distance of 10.00 feet to a point on the North boundary of said Lot 1;
thence S 00°00'00" W along said North boundary a distance of 10.00 feet to the Point of Beginning,

The above described parcel of land contains 100.00 square feet as described herein and depicted on the attached Exhibit "A".

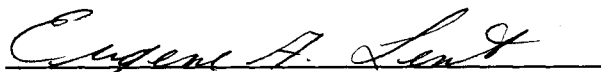
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said public utilities, appurtenances and facilities related thereto, and 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 covenant 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 area.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have 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, 1995.


Eugene A. Lent


Shirley J. Lent

State of Colorado)
)ss.
County of Mesa)

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The foregoing instrument was acknowledged before me this 2nd day of January, 1996, by Eugene A. Lent and Shirley J. Lent.

Witness my hand and official seal.

My commission expires 3-3-97



Notary Public



EXHIBIT "A"



ORCHARD MESA HEIGHTS

UNAWEEP (C ROAD)

40.00'

N90°00'00"E

SURVEY LINE

CENTERLINE CONSTRUCTION LINE

40.00'

PROPOSED SIDEWALK, CURB & GUTTER

NORTH LINE SECTION 26

10.00'

S90°00'00"W

115.00'

LOT 38, BLK 17

LOT 37, BLK 17

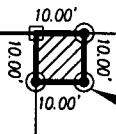
LOT 36, BLK 17

LOT 35, BLK 17

LOT 34, BLK 17

LOT 33, BLK 17

LOT 32, BLK 17



UTILITY EASEMENT

2945-261-20-014
EUGENE A. & SHIRLEY J. LENT
1053 UNAWEEP AVENUE
UTILITY EASEMENT AREA - 100.00 SQFT.

LOT 4, BLK 17

LOT 5, BLK 17

LOT 6, BLK 17

LOT 7, BLK 17

ALLEY (20')

3,00,00,000

ORCHARD MESA HEIGHTS

DRAWN BY: SRP
DATE: 9-06-96
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: WEEP24.DWG

EASEMENT DESCRIPTION MAP
UNAWEEP (129)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION