

FKG97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: FRANK L. GRIFFEE AND KATHLEEN C. GRIFFEE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2740 UNAWEEP AVENUE, UTILITY  
EASEMENT, PARCEL NO. 2945-243-10-028, LOT 5, DAVE W. OLSON SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827258 01/08/98 0347PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

Frank L. Griffie and Kathleen C. Griffie, Grantors, for and in consideration of the sum of Thirty-one and 25/100 Dollars (\$31.25), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do 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 SE 1/4 SW 1/4 of Section 24, 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 southeast corner of Lot 5, Dave W. Olson Subdivision; thence N 90°00'00" W along the south line of said Lot 5 a distance of 65.35 feet to the True Point of Beginning of the Parcel described herein; thence continuing along the south line of said Lot 5 N 90°00'00" W a distance of 5.00 feet to a point; thence leaving said south line N 00°00'00" W a distance of 5.00 feet to a point; thence N 90°00'00" E a distance of 5.00 feet to a point; thence S 00°00'00" E a distance of 5.00 feet to the point of beginning, containing 25.0 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. Grantors reserve 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 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, 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. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant the Easement; that they 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 26 day of Dec, 1997.

Frank L. Griffie  
Frank L. Griffie

Kathleen C. Griffie  
Kathleen C. Griffie

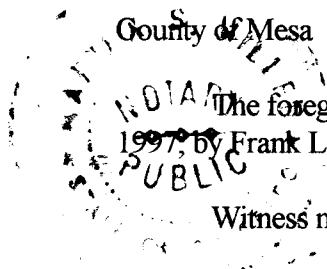
State of Colorado )  
  )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 26 day of December, 1997 by Frank L. Griffie and Kathleen C. Griffie.

Witness my hand and official seal.

My commission expires: 6-7-1999

Martha S. Miller  
Notary Public



# EXHIBIT "A"

LOT 3

2945-243-10-028  
FRANK L. & KATHLEEN C. GRIFFEE  
2740 UNAWEEP AVENUE  
UTILITY EASEMENT AREA = 25.00 SQ.FT.



DAVE W. OLSON SUBDIVISION

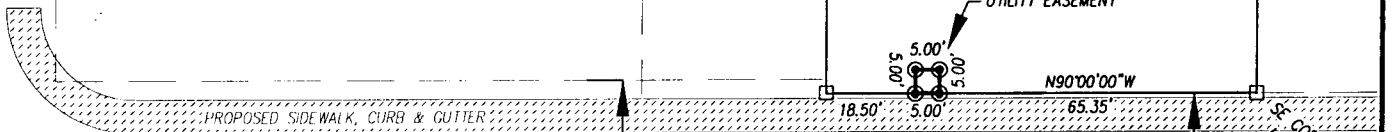
273/8 ROAD

LOT 4

LOT 5

10.00'

50.00' E



SURVEY LINE  
CENTERLINE CONSTRUCTION LINE

STA. 63+00

SE CORNER  
W 1/2 SE 1/4 SW 1/4  
SECTION 24, T1S, R1W, UM

UNAWEEP (C ROAD)

DRAWN BY: SRP  
DATE: 11-10-97  
SCALE: 1" = 40'  
APPR. BY: TW  
FILE NO: WEEP79.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP ( 168 )

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION