

FRP99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: FIRST PRESBYTERIAN CHURCH OF GRAND JUNCTION,  
COLORADO, BY J. STEPHEN GAMMILL, PRESIDENT AND ROGER KOCH, SECRETARY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PUBLIC UTILITIES EASEMENT  
FOR EAST SIDE OF 27 ½ ROAD BETWEEN CORTLAND AVENUE AND G ROAD - 3940 27 ½  
ROAD, PARCEL NO. 2945-011-00-951

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF PUBLIC UTILITIES EASEMENTS

First Presbyterian Church of Grand Junction, Colorado, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Three Hundred Sixty Two and 20/100 Dollars (\$362.20), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to 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 and benefit of Grantee and for the use and benefit of the Public Utilities, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of electric and telecommunications facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of the Northwest 1/4 of the Northeast 1/4 (NW 1/4 NE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW 1/4 NE 1/4 of said Section 1 to bear N 00°03'02" E with all bearings contained herein being relative thereto; thence N 00°03'02" E along the West line of said NW 1/4 NE 1/4 a distance of 415.35 feet; thence leaving said West line, S 89°56'58" E a distance of 43.00 feet to a point on the East line of an existing Utilities and Drainage Easement as described by Grant of Easement recorded in Book 1873 at Page 163 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence N 00°03'02" E along the East line of said existing easement a distance of 10.00 feet; thence leaving said East line, S 89°56'58" E a distance of 72.44 feet; thence S 00°03'02" W a distance of 10.00 feet; thence N 89°56'58" W a distance of 72.44 feet to the Point of Beginning, containing 724.40 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

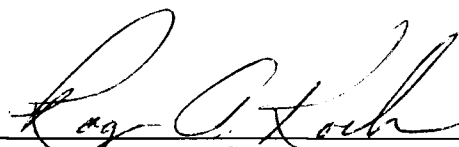
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, subject to the terms and conditions contained herein.

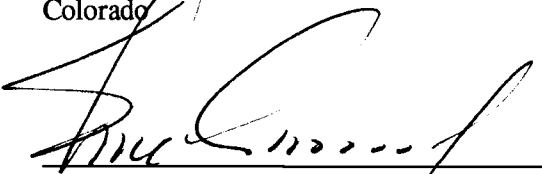
1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or the Public Utilities, or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 14<sup>th</sup> day of March, 1999.

Attest:

First Presbyterian Church of Grand Junction,  
Colorado

  
James F. TerLouw, Secretary  
Roger Koch

  
J. Stephen Gammill, President

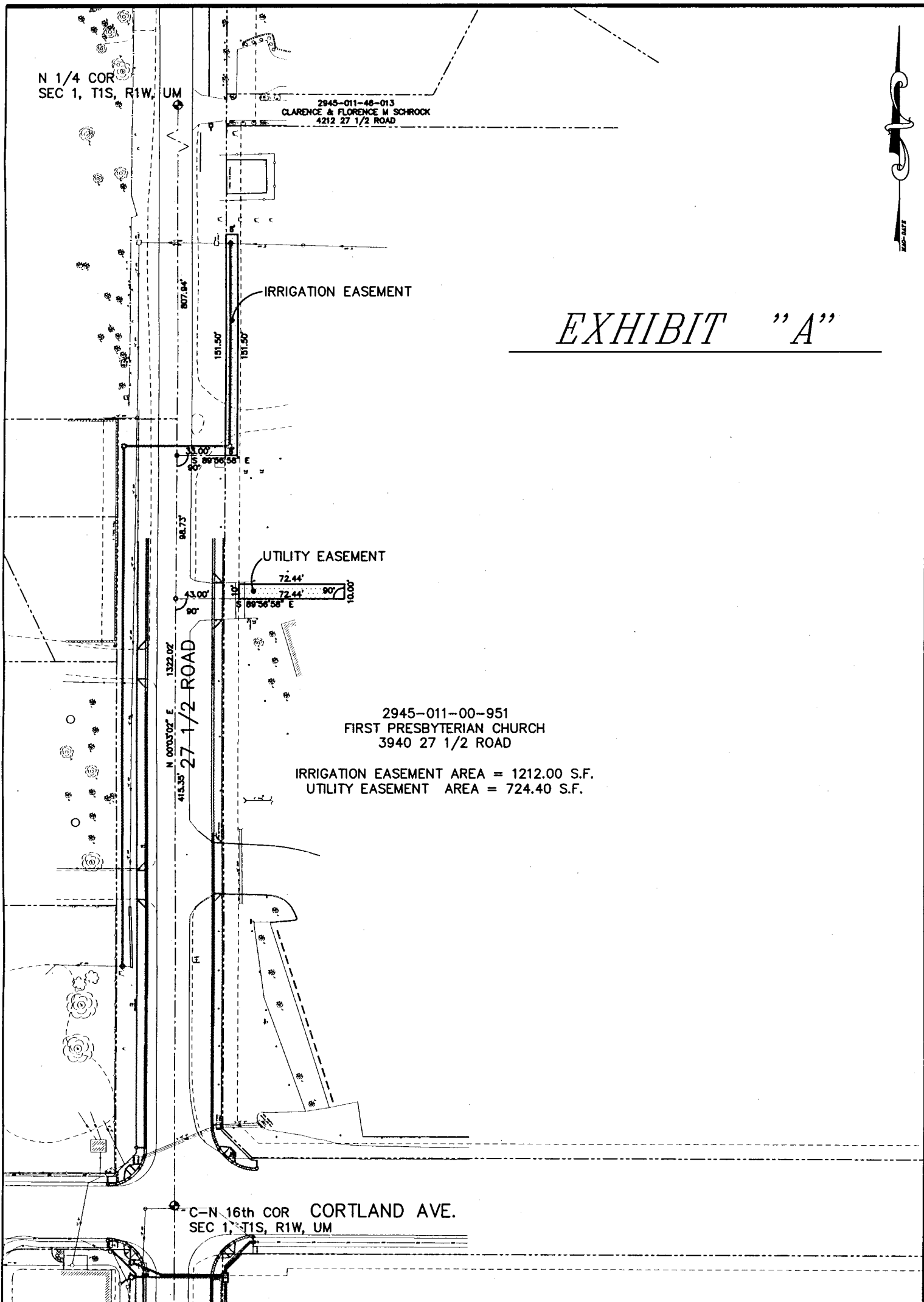
State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 1999,  
by J. Stephen Gammill as President and attested to by ~~James F. TerLouw~~ as Secretary of First Presbyterian  
Church of Grand Junction, Colorado, a Colorado non-profit corporation. Roger Koch

My commission expires: 6/8/02

Witness my hand and official seal.

Barbara J. TerLouw  
Notary Public



*EXHIBIT "A"*

DRAWN BY: JCS  
DATE: 2-2-99  
SCALE: 1" = 80'  
APPR. BY: IW  
FILE NO: 01100951.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**

27 1/2 ROAD - PATTERSON ROAD TO C ROAD

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION

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