

GIH 99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GENEVA I. HYDE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 633 27 ½ ROAD, 27 ½ ROAD TO G  
RAOD, PARCEL NO. 2945-013-00-055, PUBLIC UTILITIES EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAGE DOCUMENT

GRANT OF PUBLIC UTILITIES EASEMENT

Geneva I. Hyde, Grantor, for and in consideration of the sum of Forty Five and 00/100 Dollars (\$45.00), 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 Southeast Corner of the Northeast 1/4 of the Southwest 1/4 (NE 1/4 SW 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 East line of the NE 1/4 SW 1/4 of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence N 00°02'18" E along the East line of the NE 1/4 SW 1/4 of said Section 1 a distance of 283.84 feet; thence leaving the East line of said NE 1/4 SW 1/4, N 89°07'42" W a distance of 30.00 feet; thence N 00°02'18" E a distance of 22.78 feet to the True Point of Beginning; thence N 00°02'18" E a distance of 5.00 feet; thence N 89°57'42" W a distance of 5.00 feet; thence S 00°02'18" W a distance of 5.00 feet; thence S 89°57'42" 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, 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 she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

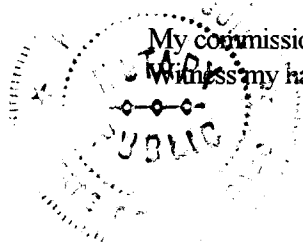
Executed and delivered this 27 day of April, 1999.

Geneva I. Hyde  
Geneva I. Hyde

State of Colorado        )  
                                      )ss.  
County of Mesa         )

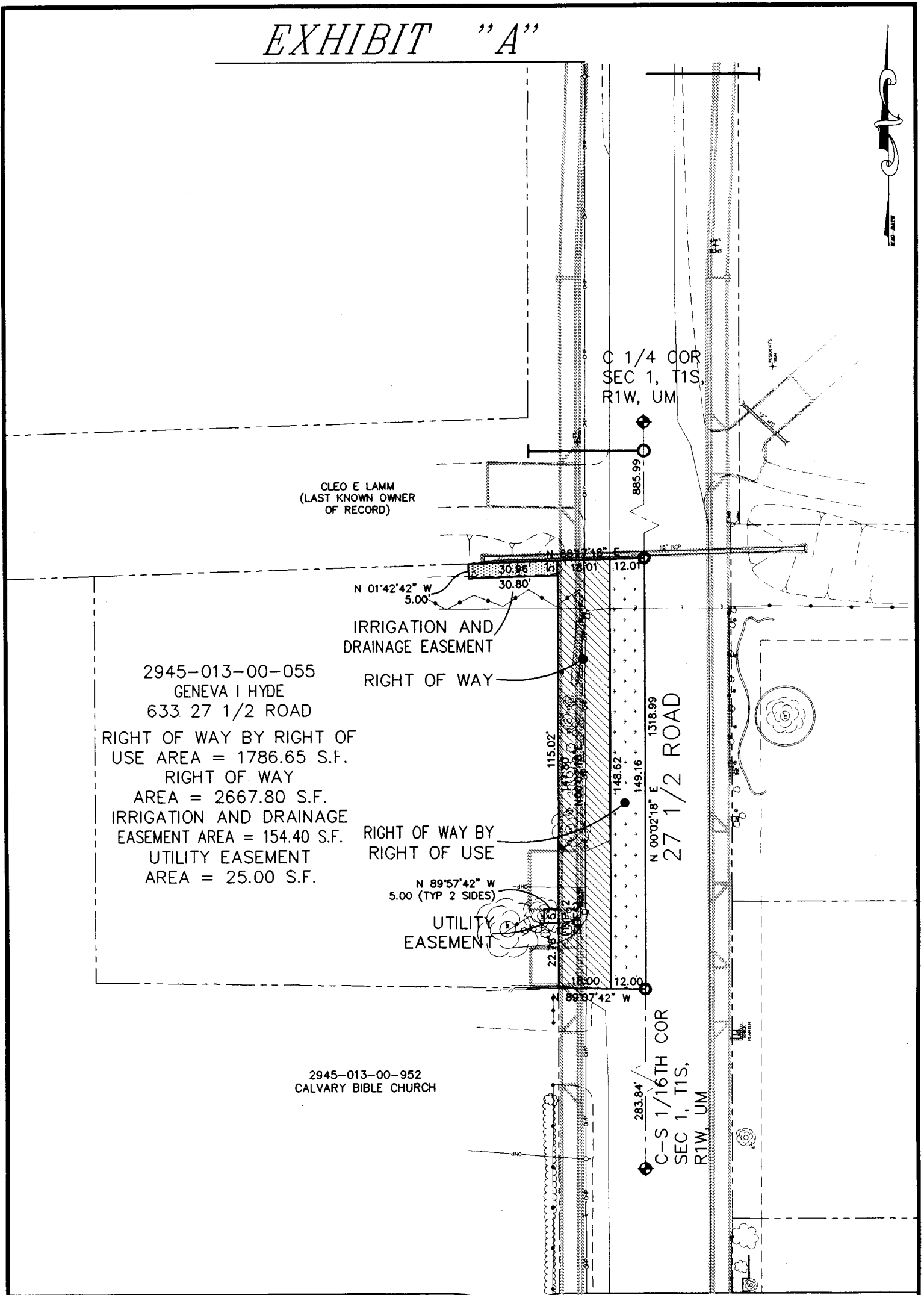
The foregoing instrument was acknowledged before me this 27<sup>TH</sup> day of APRIL, 1999, by Geneva I. Hyde.

My commission expires: 3.3.01  
Witness my hand and official seal.



Peggy Holguin  
Notary Public

EXHIBIT "A"



2945-013-00-055  
 GENEVA I HYDE  
 633 27 1/2 ROAD  
 RIGHT OF WAY BY RIGHT OF  
 USE AREA = 1786.65 S.F.  
 RIGHT OF WAY  
 AREA = 2667.80 S.F.  
 IRRIGATION AND DRAINAGE  
 EASEMENT AREA = 154.40 S.F.  
 UTILITY EASEMENT  
 AREA = 25.00 S.F.

2945-013-00-952  
 CALVARY BIBLE CHURCH

DRAWN BY: JCS  
 DATE: 4-21-99  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: 01300055.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

01300055.DWG 44/PL/99 094828 AM CDT