

GJK98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GEORGE KLAICH AND J.M. KLAICH

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2819 UNAWEEP AVENUE, ADDITIONAL
UTILITY EASEMENT, PARCEL NO. 2943-302-00-023

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1842651 04/22/98 0405PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

George Klaich and J. M. Klaich, Grantors, for and in consideration of the sum of Eleven and 25/100 Dollars (\$11.25), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto Mesa County, State of Colorado, Grantee, whose address is P. O. Box 20,000, Grand Junction, Colorado 81502, 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 utility easement situate in the NW1/4NW1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, said easement being more particularly described as follows:

Commencing at the northwest corner of Section 30, thence East along the north line of said Section 30 a distance of 954.00 feet; thence leaving the north line of said Section 30 South a distance of 30.00 feet; thence East along a line 30.00 feet south of and parallel with the north line of said Section 30 a distance of 5.00 feet to the **True Point of Beginning**; thence continuing along said line East a distance of 1.50 feet; thence leaving said line South a distance of 5.00 feet; thence West a distance of 1.50 feet; thence North a distance of 5.00 feet to the point of beginning, said parcel contains 7.50 square feet more or less, 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.

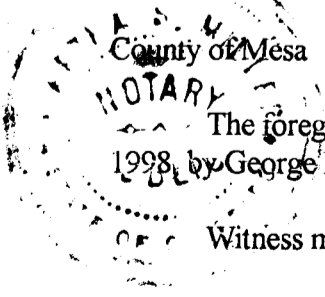
1. Grantors reserve the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with the rights herein granted, provided, however, that Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting 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 10th day of March, 1998.

George Klaich
George Klaich

J. M. Klaich
J.M. Klaich

State of Colorado)
)ss.
County of Mesa)



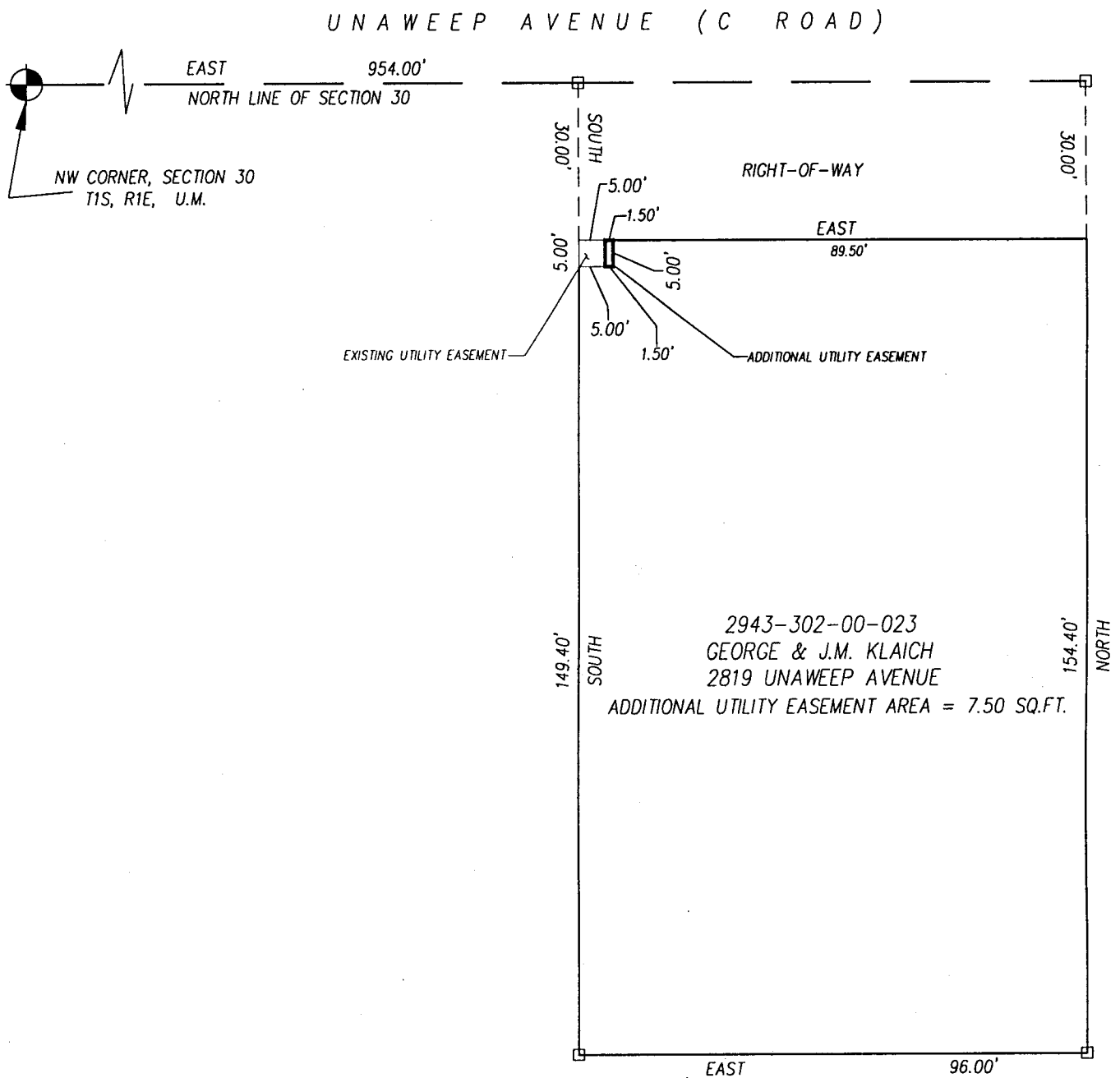
The foregoing instrument was acknowledged before me this 10th day of March, 1998, by George Klaich and J. M. Klaich.

Witness my hand and official seal.

Martha S. Miller
Notary Public

My commission expires: 6-7-1999

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 02-20-98
 SCALE: 1" = 30'
 APPR. BY: JW
 FILE NO: COWEEP14A.DWG

R.O.W. & EASEMENT DESCRIPTION MAP
 UNAWEEP AVENUE (MESA COUNTY)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION