

GOR971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: RUTH HUNT GORMLEY

PURPOSE: INGRESS AND EGRESS, PUBLIC UTILITIES, A
PERPETUAL UTILITIES EASEMENT

ADDRESS: 2433 NORTH 1ST STREET

PARCEL NO: 2945-101-00-101

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION: NONE

DESTRUCTION: NONE

GRANT OF EASEMENT

Ruth Hunt Gormley, Grantor, for and in consideration of the sum of Five Hundred Thirty Five and 85/100 Dollars (\$535.85), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed and by these presents does hereby sell, grant and convey 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 Perpetual Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northeast Corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 (S1/2 NE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE1/4 NE1/4 of said Section 10 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence S 89°30'20" W along the North line of the S1/2 NE1/4 NE1/4 of said Section 10 a distance of 30.00 feet to a point on the West right-of-way line for North First Street; thence N 00°29'40" W along the West right-of-way line for North First Street a distance of 11.11 feet to the **True Point of Beginning**;

thence N 87°55'37" W a distance of 75.52 feet;

thence S 02°04'23" W a distance of 14.51 feet;

thence S 89°30'20" W a distance of 6.01 feet;

thence N 02°04'23" E a distance of 14.78 feet;

thence N 87°55'37" W a distance of 29.82 feet;

thence N 02°04'23" E a distance of 11.07 feet;

thence S 87°32'50" E a distance of 6.00 feet;

thence S 02°04'23" W a distance of 5.03 feet;

thence S 87°55'37" E a distance of 86.54 feet;

thence N 44°30'20" E a distance of 6.00 feet;

thence S 87°32'50" E a distance of 14.28 feet to a point on the West right-of-way line for North First Street;

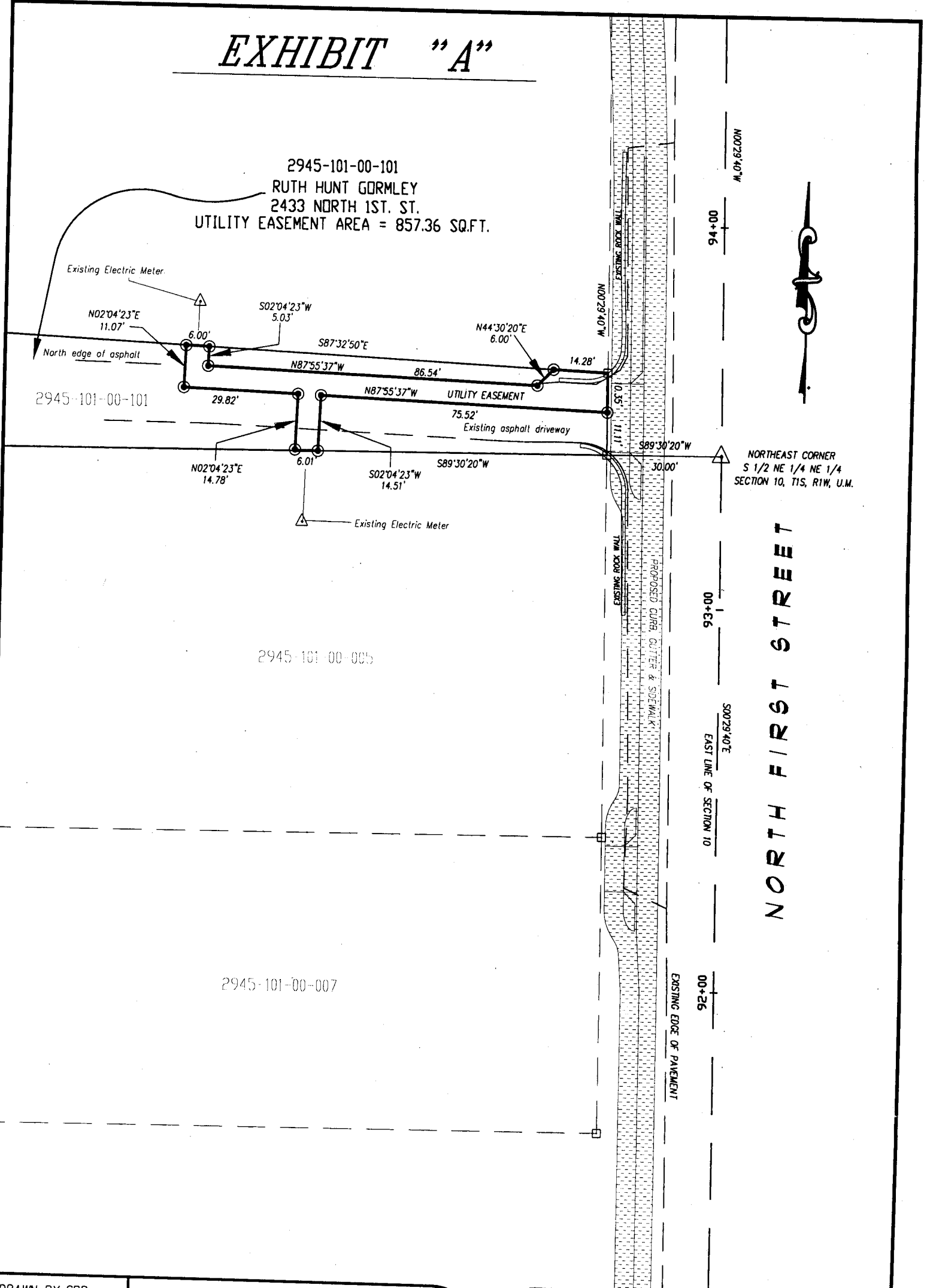
thence S 00°29'40" E along the West right-of-way line for North First Street a distance of 10.35 feet to the Point of Beginning, containing 857.36 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities 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 Grantor erecting

EXHIBIT "A"

2945-101-00-101
 RUTH HUNT GORMLEY
 2433 NORTH 1ST. ST.
 UTILITY EASEMENT AREA = 857.36 SQ.FT.



DRAWN BY: SRP
 DATE: 5-22-97
 SCALE: 1" = 30'
 APPR. BY: IW
 FILE NO: F127C1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PARTTERSON AVE
 (127C)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION