

GRE9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ARTHUR GREER AND RONALD KNILL

STREET ADDRESS/PARCEL NAME/ SUBDIVISION/PROJECT: PUBLIC UTILITIES EASEMENT  
FOR 24 ROAD, NORTH OF PATTERSON ROAD - PARCEL NO. 2945-054-02-008 LOT 16,  
JOHNSTON'S SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**GRANT OF PUBLIC UTILITIES EASEMENT**

**Book 2615 Page 868**

ARTHUR GREER and RONALD KNILL, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of Lot 16 of Johnson's Subdivision, situate in the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 27 in the office of the Mesa, County Clerk and Recorder; thence S 89°53'55" E along the South boundary line of said Lot 16 a distance of 95.60 feet to the True Point of Beginning;  
thence S 89°53'55" E along the South boundary line of said Lot 16 a distance of 5.00 feet;  
thence leaving the South boundary line of said Lot 16, N 00°01'38" W a distance of 282.50 feet to a point on the South line of an existing Utility Easement as dedicated on the recorded plat of said Johnston's Subdivision;  
thence N 89°53'55" W along the South line of said existing Utility Easement a distance of 5.00 feet;  
thence leaving the South line of said existing Utility Easement, S 00°01'38" E a distance of 282.50 feet to the Point of Beginning,  
containing 1,412.50 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. Grantors 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 Grantors hereby covenant 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. Grantors hereby covenants with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this 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 7<sup>th</sup> day of July, 1999.

Arthur Greer  
Arthur Greer

Ronald Knill  
Ronald Knill

State of Colorado )  
                                  )ss.  
County of                    )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 1999, by Arthur Greer and Ronald Knill.

My commission expires: 10/20/2000  
Witness my hand and official seal.



Kandis Marie Jayne  
Notary Public

# EXHIBIT "A"

2945-054-02-001  
LILLIAN A HAYES  
649 25 ROAD  
GRAND JUNCTION, CO 81505

E 1/4 COR SEC 5  
T1S, R1W, UM

352.50  
1319.98

10' UTILITY EASEMENT 5'

87.00'  
N 89°53'55" W

2945-054-02-008  
ARTHUR GREER AND  
RONALD KNILL  
PO BOX 779  
MORRISON, CO 80465

UTILITY EASEMENT  
AREA = 1413 SF

N 00°01'38" W  
282.50

N 00°01'38" W  
282.50

24 ROAD

282.50

UTILITY EASEMENT

95.60'

87.00'

P.O.C.  
SW COR LOT 16  
JOHNSTON'S SUB.

N 89°53'55" W

LELAND AVE.

684.98  
N 00°01'38" W

S 16TH COR  
SEC 4 & 5  
T1S, R1W, UM

DRAWN BY: JCS

DATE: 5-6-99

SCALE: 1" = 40'

APPR. BY: TW

FILE NO: 05402008.DWG

## RIGHT-OF-WAY DESCRIPTION MAP

24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

### DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

### CITY OF GRAND JUNCTION