

GVB97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GRAND VALLEY BAPTIST CHURCH BY RANDY B. SNYDER, TREASURER, AND MATT D. MILLER, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2711 UNAWEEP AVENUE, UNAWEEP UTILITY EASEMENT, PARCEL NO. 2945-252-00-955

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1799055 0201PM 05/16/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Grand Valley Baptist Church, a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of One Hundred Thirty Five and 00/100 Dollars (\$135.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant 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 Northwest Corner of Section 25, 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 North line of the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 620.0 feet; thence S 00°00'00" W a distance of 30.0 feet to a point on the South Right-of-Way for Unaweep Avenue and the **True Point of Beginning**;

thence S 90°00'00" E along the South Right-of-Way for Unaweep Avenue a distance of 5.00 feet;

thence leaving said Right-of-Way, S 00°00'00" W a distance of 54.00 feet;

thence N 90°00'00" W a distance of 5.00 feet;

thence N 00°00'00" E a distance of 54.00 feet to the Point of beginning,

containing 270.00 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, 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. Grantor reserves 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 Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor 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.

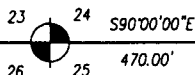
2. Grantee agrees that the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of persons and property; all

EXHIBIT "A"



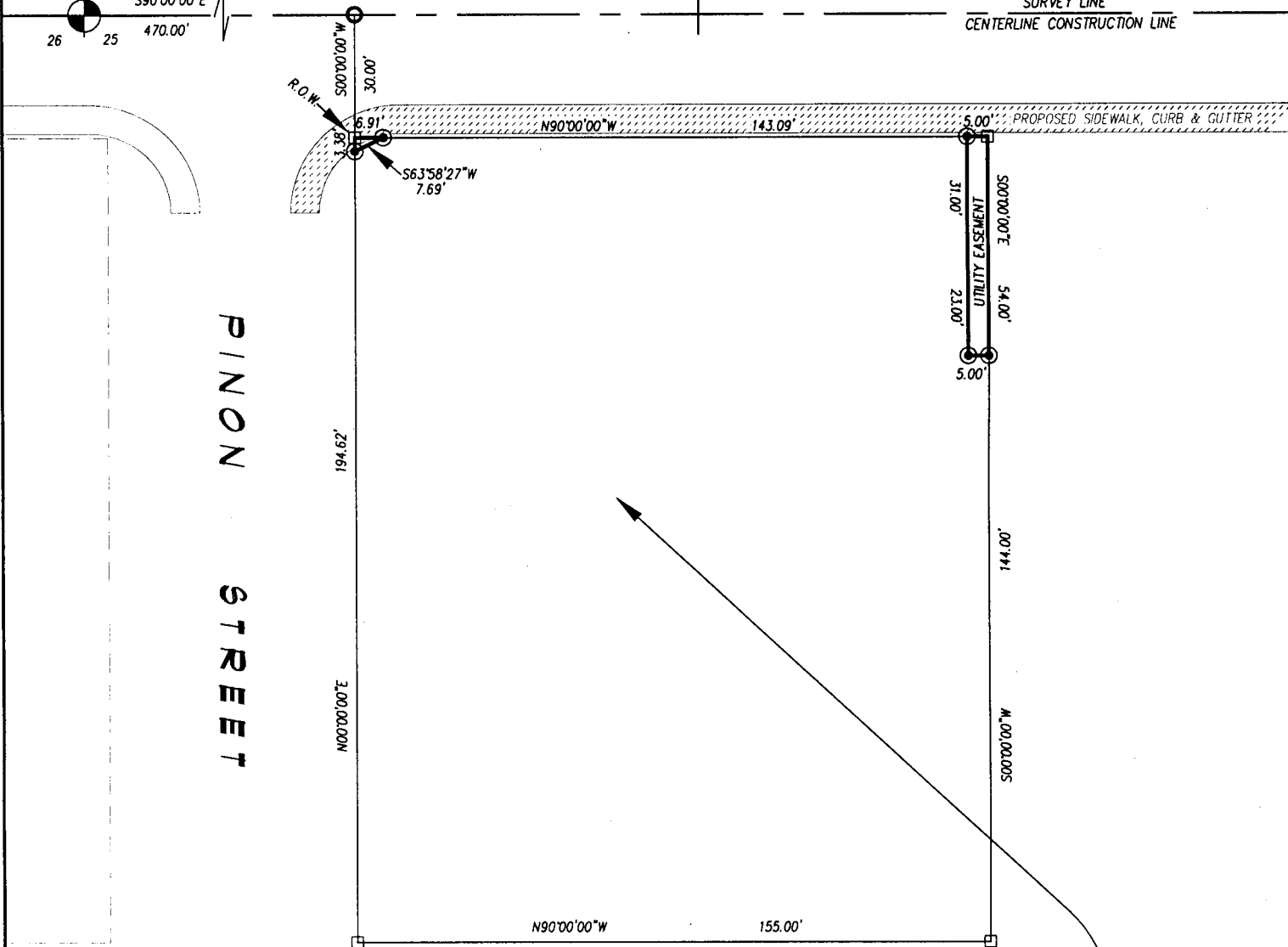
UNAWEEP (C ROAD)

T 1 S, R 1 W, U.M.



STA. 47+00.00

SURVEY LINE
CENTERLINE CONSTRUCTION LINE



2945-252-00-955
 GRAND VALLEY BAPTIST CHURCH
 2711 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA = 11.67 SQ.FT.
 UTILITY EASEMENT AREA = 270.00 SQ.FT.

DRAWN BY: SRP
 DATE: 1-30-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP62.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (161)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION