

HAL97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: E. J. HALL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2714 UNAWEEP
AVENUE UNAWEEP AVENUE IMPROVEMENTS PROJECT 2945-243-00-241

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1790253 1104AM 03/05/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

E.J. Hall, Grantor, for and in consideration of the sum of Four and 99/100 Dollars (\$4.99), 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 Southwest Corner of Section 24, 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 South line of the Southwest 1/4 of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of said Southwest 1/4 a distance of 625.00 feet; thence N 00°00'00" E a distance of 30.00 feet to a point in the North Right-of-Way for Unaweep Avenue and the **Point of Beginning**; thence leaving said Right-of-Way, N 00°00'00" E a distance of 2.00 feet; thence S 90°00'00" E a distance of 2.00 feet; thence S 00°00'00" W a distance of 2.00 feet; thence N 90°00'00" W a distance of 2.00 feet to the Point of Beginning, containing 4.00 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 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.

EXHIBIT "A"

LOT 3
 2945-243-00-241
 E.J. HALL
 2714 UNAWEEP AVENUE
 UTILITY EASEMENT AREA = 4.00 SQFT.

PINON STREET

GRIESER MINOR SUBDIVISION

LOT 2

LOT 4

LOT 1

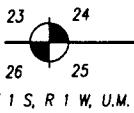
EXISTING BUILDING

EXISTING BUILDING

2' by 2' UTILITY EASEMENT

PROPOSED SIDEWALK, CURB & GUTTER

N90°00'00"W 101.13'



S90°00'00"E 625.00'

SURVEY LINE
 CENTERLINE CONSTRUCTION LINE

STA. 48+00

UNAWEEP (C ROAD)

DRAWN BY: SRP
 DATE: 1-31-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP42.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (148)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION