

HAT9825R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: HOUGH-ABBY TRUST BY HOWARD JENSEN AND AVANELL JENSEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 576 25 ROAD, PARCEL NO. 2945-102-19-001, UTILITY EASEMENT, 25 ROAD STORM SEWER IMPROVEMENTS, LOT 1 BLOCK 2 WESLO COMMERCIAL SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1848223 05/29/98 1128AM  
MONIKA TODD CLK REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

### GRANT OF EASEMENT

The Hough-Abby Trust, Grantor, for and in consideration of the sum of Five Thousand One Hundred Sixty Five and 55/100 Dollars (\$5,165.55), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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, a Nonexclusive Perpetual Easement for the installation, operation, maintenance, repair and replacement of an underground storm drainage pipeline on, along, over, under, through and across the following described parcel of land, to wit:

Beginning at the Southeast Corner of Lot 1, Block 2 of Weslo Commercial Subdivision, situate in the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence N 89°54'41" W along the south boundary line of said Lot 1 a distance of 20.00 feet; thence leaving said south boundary line, N 00°00'00" W a distance of 114.79 feet to a point on the south boundary line of an existing utility easement; thence S 89°54'30" E along the south boundary line of said existing utility easement a distance of 20.00 feet to a point on the east boundary line of said Lot 1; thence S 00°00'00" W along the east boundary line of said Lot 1 a distance of 114.79 feet to the Point of Beginning; containing 2,295.80 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 of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement 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 Grantor erecting or placing any 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's work and act of installing, operating, maintaining, repairing and replacing said underground storm drainage pipeline shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 21 day of May, 1998.

Howard Jensen Trustee Avanell Jensen Trustee  
Howard Jensen, Trustee                      Avanell Jensen, Trustee

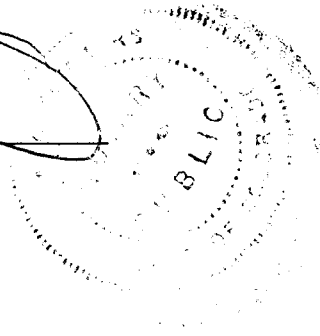
State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 21 day of May, 1998,  
by Howard Jensen and Avanell Jensen, Trustees of the Hough-Abby Trust.

My commission expires: 1 Aug 2001

Witness my hand and official seal.

KK Jensen  
Notary Public



# EXHIBIT "A"



25 ROAD

WEST LINE OF THE NW 1/4 NW 1/4 SECTION 10

WESLO AVENUE

55'

N00°00'00"W

WEST LINE OF THE NW 1/4 NW 1/4 SECTION 10

L=31.45'  
R=20.00'

S89°54'30"E

188.69'

EXISTING 10' UTILITY EASEMENT

S89°54'30"E

10.00'

2945-102-19-001  
HOUGH-ABBY TRUST  
576 25 ROAD  
EASEMENT AREA = 2295.80 SQ.FT.

114.79'

STORM DRAINAGE PIPELINE EASEMENT

LOT 2  
BLOCK TWO

104.78'  
EXISTING 10' UTILITY EASEMENT

N00°00'00"W

LOT 1  
BLOCK TWO  
WESLO COMMERCIAL SUBDIVISION

S89°54'41"E  
50.00'

N89°54'41"W  
188.72'

20.00'

SW CORNER  
NW 1/4 NW 1/4  
SECTION 10, T1S, R1W, U.M.

DRAWN BY: SRP  
DATE: 03-17-98  
SCALE: 1" = 40'  
APPR. BY: IW  
FILE NO: 25RDSIS11.DWG

RIGHT-OF-WAY DESCRIPTION MAP

25 ROAD STORM SEWER IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION