

HAY9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LILLIAN A. HAYES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PUBLIC UTILITIES EASEMENT
FOR 24 ROAD, NORTH OF PATTERSON ROAD - 649 24 RD, PARCEL NO. 2945-054-02-
001, LOT 1, JOHNSTON'S SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF PUBLIC UTILITIES EASEMENT

Book 2615 Page 863

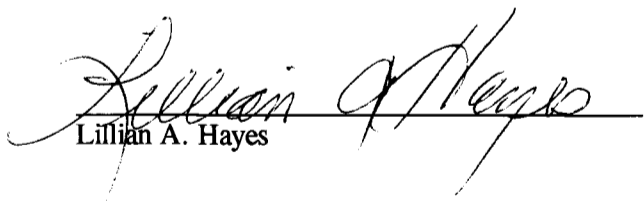
Lillian A. Hayes, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, 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 Northwest Corner of Lot 1 of Johnston'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 North boundary line of said Lot 1 a distance of 96.60 feet to the True Point of Beginning; thence S 89°53'55" E along the North boundary line of said Lot 1 a distance of 4.00 feet; thence leaving the North boundary line of said Lot 1, S 00°01'38" E a distance of 282.50 feet to a point on the North line of an existing Utility Easement as dedicated on the plat of said Johnston's Subdivision; thence N 89°53'55" W along the North line of said existing Utility Easement a distance of 4.00 feet; thence leaving the North line of said existing Utility Easement, N 00°01'38" W a distance of 282.50 feet to the Point of Beginning, containing 1,130.00 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. 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 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. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

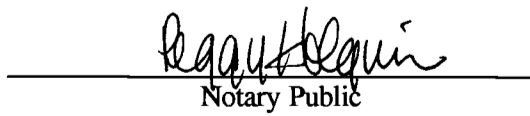
Executed and delivered this 8th day of June, 1999.


Lillian A. Hayes

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of June, 1999, by Lillian A. Hayes.

My commission expires: 3.3.01
Witness my hand and official seal.


Notary Public

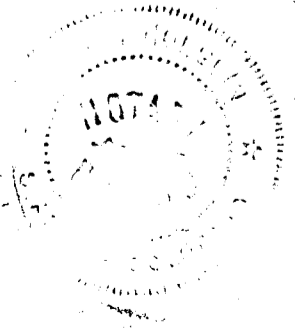
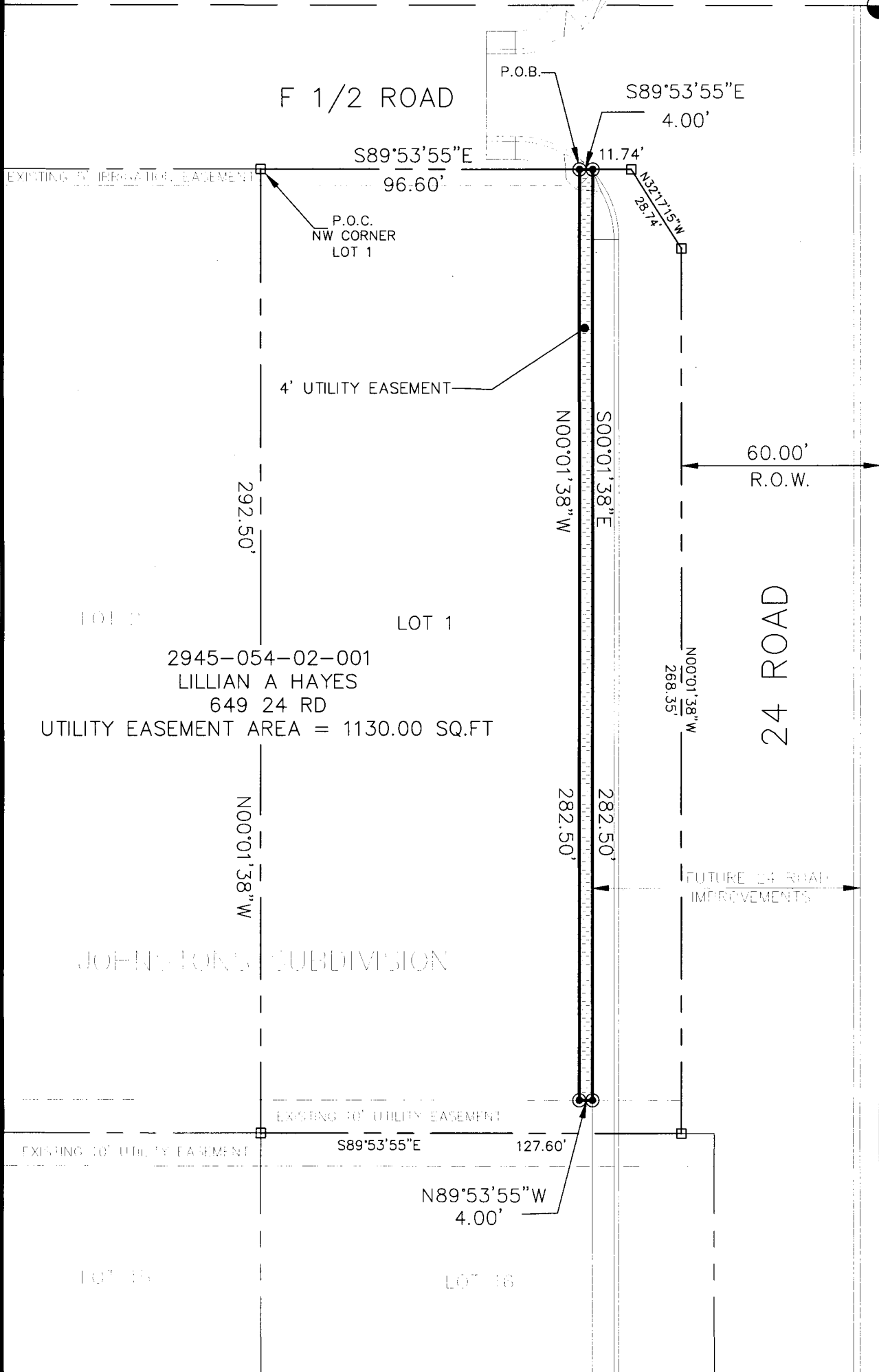


EXHIBIT "A"

E 1/4
SEC. 5
T1S, R1W, U.M.



2945-054-02-001
LILLIAN A HAYES
649 24 RD
UTILITY EASEMENT AREA = 1130.00 SQ.FT

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

DRAWN BY: SRP
DATE: 5-18-99
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: FU24RD1.DWG

EASEMENT DESCRIPTION MAP

24 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION