

HOP97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ELDORADO HOPKINS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 705 UNAWEEP  
AVENUE UNAWEEP AVENUE IMPROVEMENTS PROJECT 2945-262-00-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1781877 0213PM 12/16/96  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

ELDORADO HOPKINS, Grantor, for and in consideration of the sum of Two Hundred Fifty Five and 00/100 Dollars (\$255.00), the receipt and sufficiency of which is hereby acknowledged, has given, sold, granted and conveyed and by these presents does hereby give, sell, grant and convey unto THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, for the use of Grantee and the Public Utilities, the herein described Perpetual Easement for the installation, operation, maintenance and repair of public utilities, together with the right of ingress and ingress for workers and equipment, on, along, over, under, through and across the following described real property situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Commencing at the North 1/4 Corner (also known as the Northeast Corner of the East Half of the Northeast 1/4 Northwest 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; thence S 89°43'19" W along the North line of the East Half of the Northeast 1/4 Northwest 1/4 of said Section 26, with all bearings contained herein being relative thereto, a distance of 17.00 feet to the **Point of Beginning**; thence leaving said North line, S 00°00'00" E a distance of 102.00 feet; thence S 89°43'19" W a distance of 10.00 feet; thence N 00°00'00" E a distance of 102.00 feet to a point on the North line of said East Half of the Northeast 1/4 Northwest 1/4; thence N 89°43'19" E along said North line a distance of 10.00 feet to the Point of Beginning, containing 1,020.00 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said Perpetual Easement for the installation, operation, maintenance and repair of public utilities, 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 following terms, covenants, conditions and restrictions:

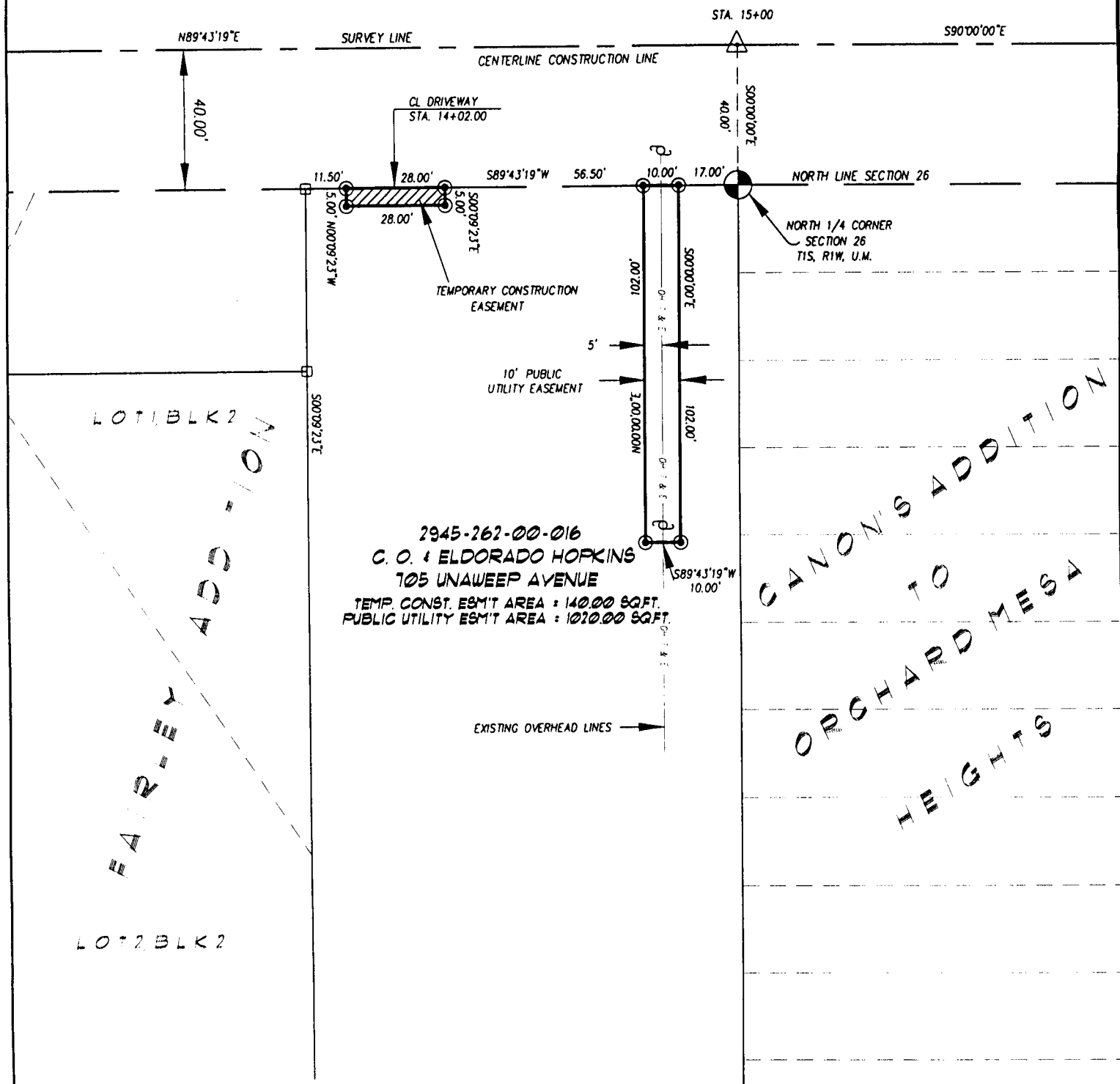
1. Grantee, as a condition of this grant, agrees that entry to the easement area for the purposes herein described shall be conducted so as to cause minimum interference to Grantor and to Grantor's heirs, successors and assigns.
2. Grantor shall have the right to continue to use the real property burdened by this easement for any lawful purpose which will not interfere with the full use and quiet enjoyment of Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any



# EXHIBIT "A"



## UNAWEEP (C ROAD)



2945-262-00-016  
 C. O. & ELDORADO HOPKINS  
 705 UNAWEEP AVENUE  
 TEMP. CONST. ESM'T AREA : 140.00 SQFT.  
 PUBLIC UTILITY ESM'T AREA : 1020.00 SQFT.

DRAWN BY: SRP  
 DATE: 11-22-96  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP15.DWG

### EASEMENT DESCRIPTION MAP

UNAWEEP ( 113 )

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION