

ING97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MITCH B. INGLE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2702 UNAWEEP
AVENUE UTILITIES EASEMENT UNAWEEP AVENUE IMPROVEMENT PROJECT
2945-243-00-084

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1790247 1104AM 03/05/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Mitch B. Ingle, Grantor, for and in consideration of the sum of Three Hundred Thirty Seven and 16/100 Dollars (\$337.16), 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:

Beginning at a point 30.0 feet North of the Southwest Corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Lot 5 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 said SW1/4 SW1/4 to bear S 90°00'00" E with all bearings contained herein being relative thereto;
thence N 00°00'00" E along the West line of said SW1/4 SW1/4 a distance of 5.00 feet;
thence S 90°00'00" E a distance of 25.00 feet;
thence N 00°00'00" E a distance of 5.00 feet;
thence S 90°00'00" E a distance of 10.00 feet;
thence S 00°00'00" W a distance of 10.00 feet to a point on the North right-of-way line for UnawEEP Avenue;
thence S 90°00'00" W along said right-of-way line a distance of 35.00 feet to the Point of Beginning,
containing 225.00 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

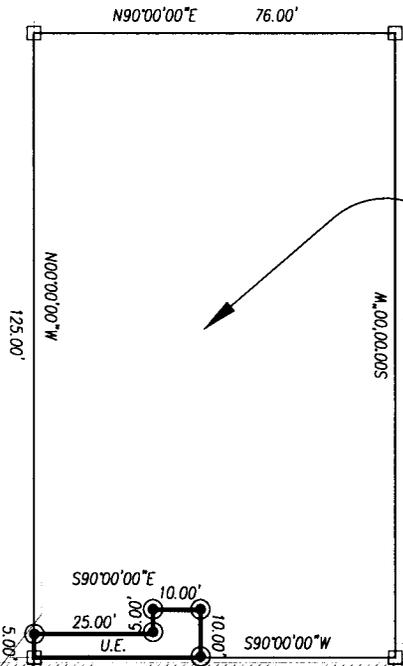
TO HAVE AND TO HOLD unto the said Grantee, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

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.

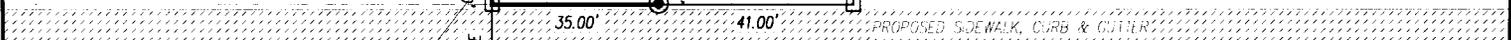
2. Grantee agrees that the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of persons and property; all

EXHIBIT "A"

LOT 1
VALLEY VIEW MINOR SUB.



2945-243-00-084
MITCH B. INGLE
2702 UNAWEEP AVENUE
UTILITY EASEMENT AREA = 225.00 SQ.FT.



27 ROAD

DRAWN BY: SRP
DATE: 1-28-97
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: WEEP35.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (134)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION