

JBB971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JAMES BURTON BRADEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2420 NORTH 1ST STREET, UTILITY  
EASEMENT, PARCEL NO. 2945-112-00-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1799059 0201PM 05/16/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

James Burton Braden, Grantor, for and in consideration of the sum of One Hundred Ninety One and 81/100 Dollars (\$191.81), the receipt and sufficiency of which is hereby acknowledged, has sold, conveyed and granted and by these presents does hereby sell, convey 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 a point on the West line of the Northwest 1/4 (NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, from whence the Northwest Corner of said Section 11 bears N 00°29'40" W a distance of 795.01 feet with all bearings contained herein being relative thereto; thence leaving the West line of the NW1/4 of said Section 11, N 89°05'20" E a distance of 30.00 feet to the **True Point of Beginning**;  
thence N 89°05'20" E a distance of 16.00 feet;  
thence S 00°29'40" E a distance of 6.00 feet;  
thence S 89°05'20" W a distance of 16.00 feet;  
thence N 00°29'40" W a distance of 6.00 feet to the Point of Beginning,  
containing 96.0 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 to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities 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 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.

3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

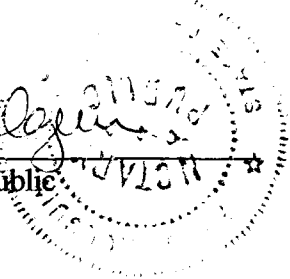
Executed and delivered this 14 day of May, 1997.

James B Braden  
James Burton Braden  
James Burton Braden

State of Colorado )  
                                  )ss.  
County of Mesa )

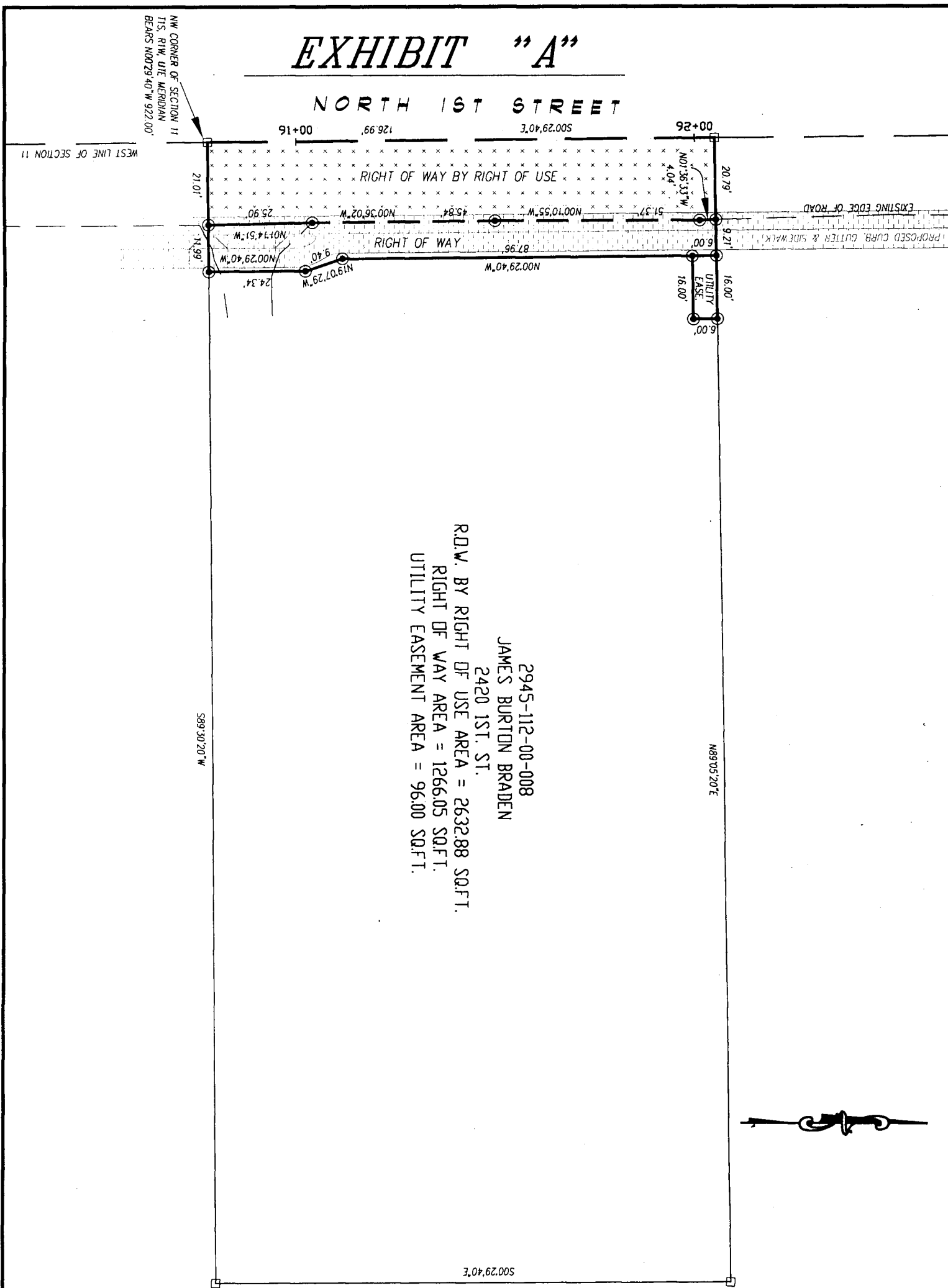
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 1997, by James Burton Braden.

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

Peggy Holgren  
Notary Public  


# EXHIBIT "A"

## NORTH 1ST STREET



2945-112-00-008  
 JAMES BURTON BRADEN  
 2420 1ST. ST.  
 R.O.W. BY RIGHT OF USE AREA = 2632.88 SQ.FT.  
 RIGHT OF WAY AREA = 1266.05 SQ.FT.  
 UTILITY EASEMENT AREA = 96.00 SQ.FT.

DRAWN BY: SRP  
 DATE: 4-11-97  
 SCALE: 1" = 30'  
 APPR. BY: IKH  
 FILE NO: F124.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH 1ST - ORCHARD AVE. TO PATTERSON AVE.  
 ( 124 )

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