JBS98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD:

EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN M. SNYDER AND BARBARA A. SNYDER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2757 UNAWEEP AVENUE, UTILITY EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-251-00-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

PAGE DOCUMENT

GRANT OF EASEMENT

1827277 01/08/98 0356PM Monika Todd Clk&Rec Mesa County Co RecFee \$10.00 SurChg \$1.00

John M. Snyder and Barbara A. Snyder, Grantors, for and in consideration of the sum of One-Hundred Forty-Six and 25/100 Dollars (\$146.25), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do 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 Public Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land situate in the NW1/4NE1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90 00'00" E along the north line of said Section 25 a distance of 412.50 feet to a point; thence leaving the north line of said Section 25, S 00 00'00" E a distance of 30.00 feet to the True Point of Beginning of the parcel described herein: thence S 00 00'00" E a distance of 78.00 feet to a point; thence N 90 00'00" W a distance of 5.00 feet to a point; thence N 00 00'00" W a distance of 78.00 feet to a point; thence N 90 00'00" E a distance of 5.00 feet to the point of beginning, containing 390.00 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, 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. Grantors reserve the right to use and occupy the aforedescribed easement for any lawful purpose which is not inconsistent with the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors 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 areas.
- 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 damages to persons or property resulting from the failure to exercise due care, or other higher standard of care as may be applicable, shall be paid for and repaired at the expense of Grantee.
- 3. Grantors hereby covenant with Grantee that they have good title to the aforedescribed premises; that they have good and lawful right to grant the Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and deli	vered this 6th	day of <u>January</u> , 199 8 .
		John Mi Spiriter
		John M. Snyder
		Bahbara (18 mules
		Barbara A. Snyder
State of Colorado)	
County of Mesa)ss.)	
The foregoing ins	strument was ack	knowledged before me this 6th day of January,
by John M. Snyder and B		

My commission expires: 6-7-1999

Witness my hand and official seal.

Har S. Muller Notary Public

1993

"A" **EXHIBIT** (C UNAWEEP ROAD) N 1/4 CORNER SECTION 25 T 1 S, R 1 W, U.M. S7A. 71+50.00 N90'00'00"E 100.00 R.O.W. BY RICHT OF USE EXISTING EDGE OF ROAD EXISTING EDGE OF ROAD <u>,N</u>90'00'00"W , PROPUSED: SIDEWALK, TARB; & SUPHIR N90'00'00"W 95.00 A = \$82'52'30"W 16.12' B = \$23'57'45"W 6.57' C = \$23'57'45"W 3.28' D = 502'22'40''W 12.01' E = N90'00'00''W 2.50' 2945-251-00-004 JOHN M. & BARBARA A. SNYDER 2757 UNAWEEP AVENUE R.O.W. BY RIGHT OF USE AREA = 1927.01 SQ.FT. RIGHT-OF-WAY AREA = 1117.00 SQ.FT. UTILITY EASEMENT AREA = 390.00 SQ.FT. TEMPORARY CONSTRUCTION EASEMENT AREA = 545.14 SQ.FT.

DRAWN BY: <u>SRP</u>
DATE: <u>12-19-97</u>
SCALE: <u>1" = 40'</u>
APPR. BY: <u>IW</u>
FILE NO: <u>WEEP91.DWG</u>

EASEMENT DESCRIPTION MAP

UNAWEEP (205)

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

CITY OF GRAND JUNCTION