

JIB971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN S. BIOCIC AND IRENE V. BIOCIC

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2323 NORTH 1ST STREET, UTILITY
EASEMENT, PARCEL NO. 2945-101-00-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF EASEMENT

John S. Biocic and Irene V. Biocic, Grantors, for and in consideration of the sum of Two Hundred Ninety Seven and 57/100 Dollars (\$297.57), 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, two (2) Perpetual Utilities Easements on, along, over, under, through and across the following described parcels of land, to wit:

Easement Parcel No. 121(a):

Commencing at the Southeast Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of Section 10, 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 East line of the NE1/4 NE1/4 of said Section 10 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence N 00°29'40" W along the East line of said NE1/4 NE1/4 a distance of 240.40 feet; thence leaving the East line of said NE1/4 NE1/4, S 89°30'20" W a distance of 29.00 feet to the **True Point of Beginning**;

thence S 89°30'20" W a distance of 6.00 feet;

thence S 00°29'41" E a distance of 7.09 feet;

thence N 89°30'20" E a distance of 6.00 feet;

thence N 00°29'41" W a distance of 7.09 feet to the True Point of Beginning,

containing 42.54 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, and also;

Easement Parcel No. 121(b):

Commencing at the Southeast Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of Section 10, 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 East line of said NE1/4 NE1/4 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence N 00°29'40" W along the East line of said NE1/4 NE1/4 a distance of 115.70 feet; thence leaving the East line of said NE1/4 NE1/4, S 89°30'20" W a distance of 29.00 feet to the **True Point of Beginning**;

thence S 89°30'20" W a distance of 85.00 feet;

thence N 00°29'40" W a distance of 5.00 feet;

thence N 89°30'20" E a distance of 85.00 feet;

thence S 00°29'41" E a distance of 5.00 feet to the True Point of Beginning,

containing 425.00 square feet as described herein and as depicted on the **Exhibit "A"** attached hereto and incorporated herein by reference.

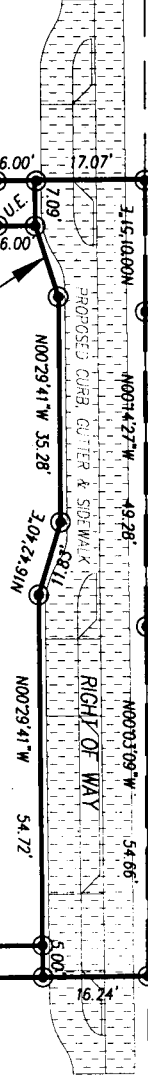
TO HAVE AND TO HOLD unto the said Grantee, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

EXHIBIT "A"

2945-101-00-014
 JOHN S. & I.V. BIOCIC
 2323 NORTH 1ST. ST.
 UTILITY EASEMENT AREA = 467.54 SQ.FT.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1537.95 SQ.FT.
 RIGHT OF WAY AREA = 1914.83 SQ.FT.

S89°30'20"W

N17°42'01"W
 11.83'



EAST LINE OF SECTION 10

NORTH FIRST STREET

SOUTHEAST CORNER
 NE 1/4 NE 1/4
 SECTION 10, T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 2-19-97
 SCALE: 1" = 30'
 APPR. BY: IW
 FILE NO: F121.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (121)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION