

KAT98UWA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: KARL ANTUNES

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2699 UNAWEEP  
AVENUE, RIGHT OF WAY, PUBLIC SERVICE UTILITY EASEMENT,  
PARCEL NO. 2945-261-00-015

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1834266 02/27/98 0142PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Karl Antunes, Grantor, for and in consideration of the sum of Nine Hundred Fifty Six and 03/100 Dollars (\$956.03), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey 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 the Northeast Corner 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, and considering the North line of the Northeast 1/4 of the Northeast 1/4 (NE 1/4 NE 1/4) of said Section 26 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said NE 1/4 NE 1/4 a distance of 30.00 feet; thence S 00°00'00" W a distance of 180.00 feet; thence N 90°00'00" W a distance of 140.00 feet to the **True Point of Beginning**; thence N 90°00'00" W a distance of 10.00 feet; thence N 00°00'00" E a distance of 140.00 feet to a point on the South line of an existing 10.00 foot wide Utility & Irrigation Easement dedicated with the plat of Perkins Subdivision as recorded in Plat Book 9 at Page 101 in the office of the Mesa County Clerk and Recorder; thence S 90°00'00" E along the South line of said existing easement a distance of 5.00 feet; thence leaving the South line of said existing easement, S 00°00'00" E a distance of 130.00 feet; thence S 90°00'00" E a distance of 5.00 feet; thence S 00°00'00" E a distance of 10.00 feet to the True Point of Beginning, containing 750.00 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, 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 26 day of February, 1998

Karl Antunes  
Karl Antunes

State of Colorado            )  
                                          )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 26 day of February, 1998, by Karl Antunes.

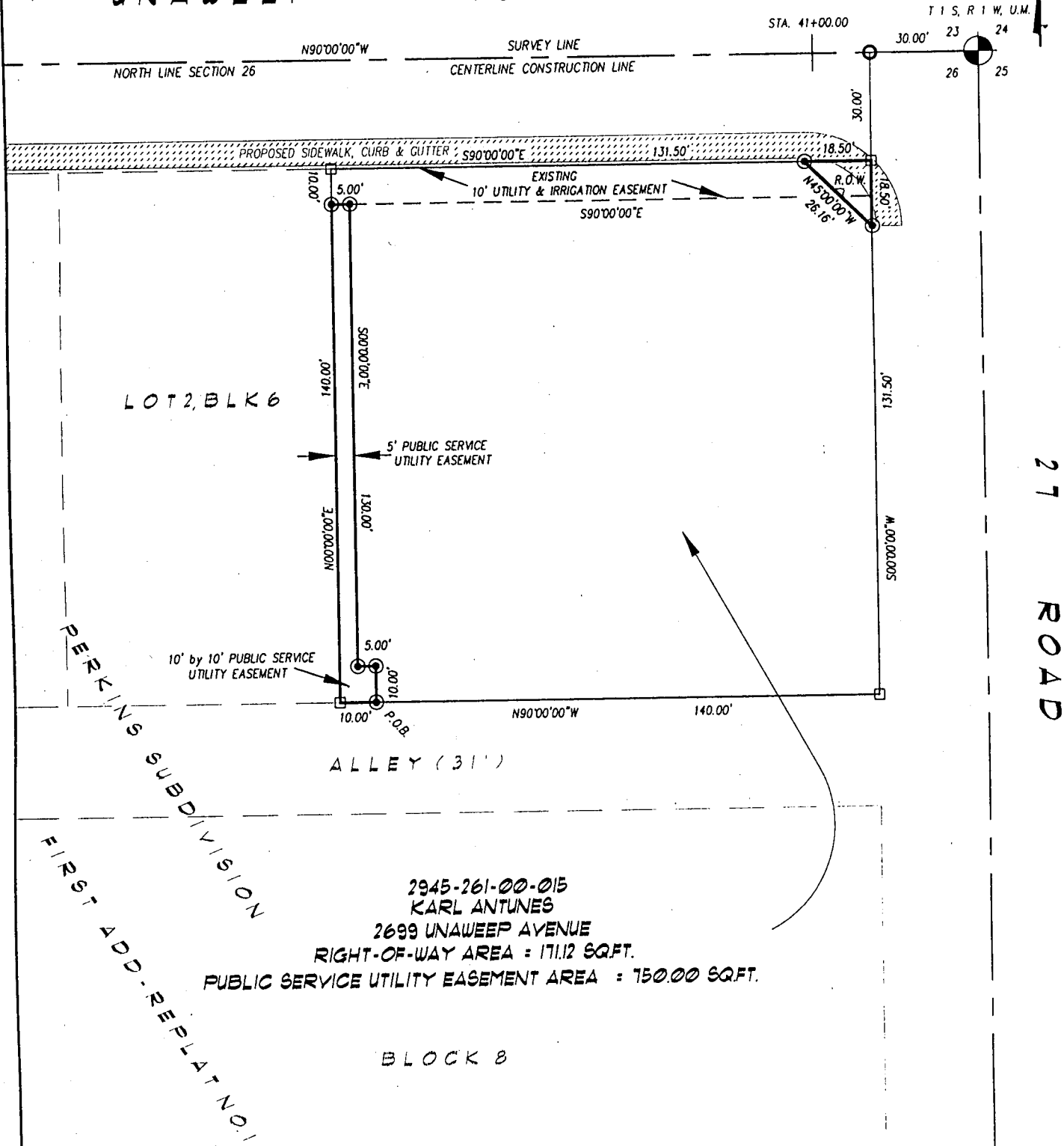
My commission expires: June 13, 1999  
Witness my hand and official seal.

Theresa A. Marting  
Notary Public



EXHIBIT "A"

UNAWEEP (C ROAD)



DRAWN BY: SRP  
 DATE: 2-27-97  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP26.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 153 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION