

KRU97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JUDITH A. KRUSE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF EASEMENT DATED
JANUARY, 1997, FOR UTILITIES AT 2703 UNAWEEP AVENUE -
PARCEL NO. 2945-252-00-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Judith A. Kruse, Grantor, for and in consideration of the sum of Seventy Five and 00/100 Dollars (\$75.00), 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:

Commencing at the Northwest Corner of Section 25, 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 Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 210.00 feet; thence S 00°00'00" W a distance of 30.0 feet to a point on the South Right-of-Way for Unaweep Avenue and the **True Point of Beginning**; thence S 90°00'00" E along the South Right-of-Way for Unaweep Avenue a distance of 5.00 feet; thence leaving said Right-of-Way, S 00°00'00" W a distance of 10.00 feet; thence N 90°00'00" W a distance of 5.00 feet; thence N 00°00'00" E a distance of 10.00 feet to the Point of beginning, containing 50.00 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 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. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she 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 23 day of January, 1997.

Judith A. Kruse
Judith A. Kruse

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of January, 1997, by Judith A. Kruse.

My commission expires: February 28, 1998
Witness my hand and official seal.

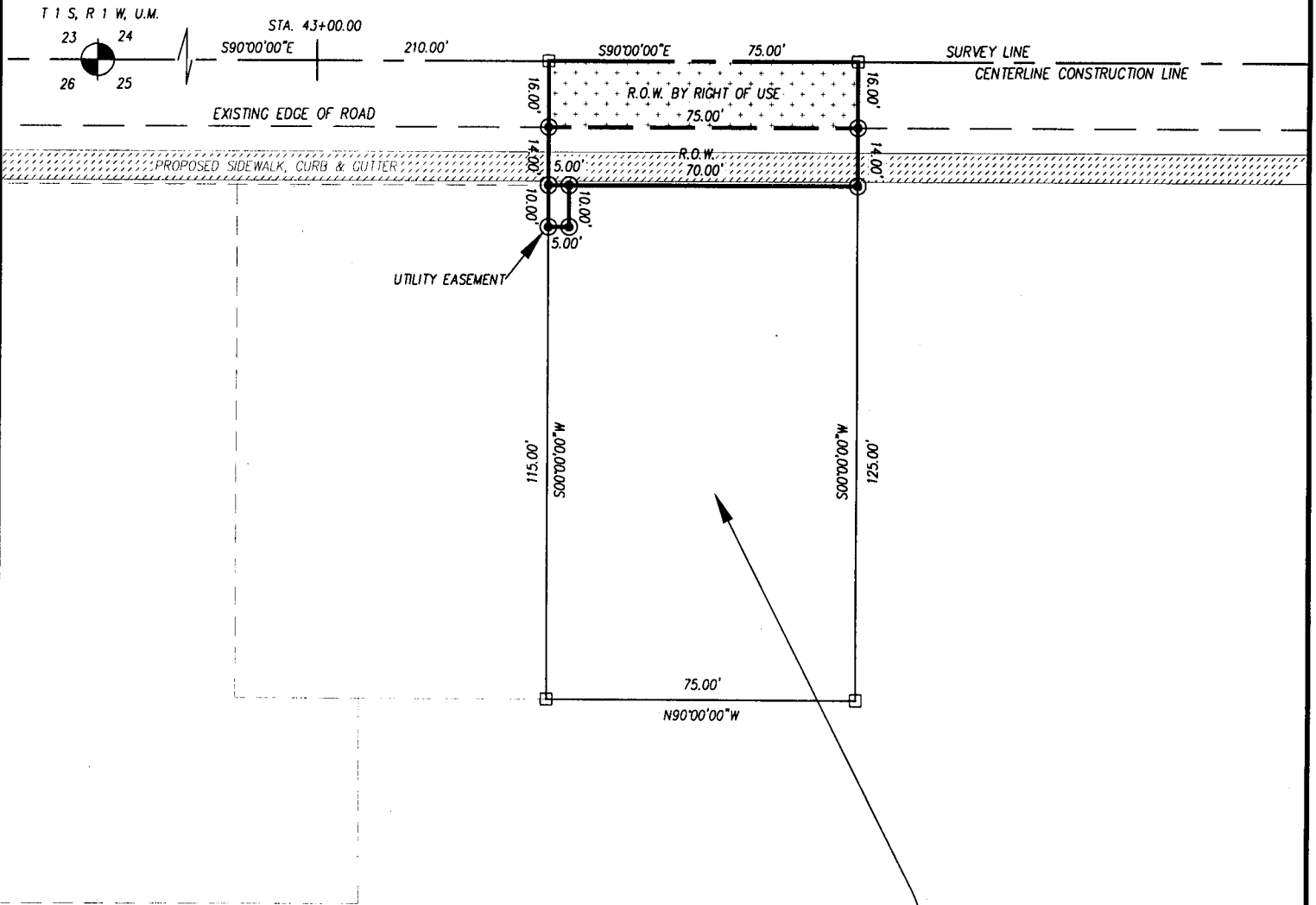


Jim Woodmansee
Notary Public

EXHIBIT "A"



UNAWEEP (C ROAD)



2945-252-00-001
 JUDITH A. KRUSE
 2703 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 1050.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA : 1200.00 SQ.FT.
 UTILITY EASEMENT AREA : 50.00 SQ.FT.

DRAWN BY: SRP
 DATE: 1-20-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP60.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (157)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION