

KST97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MARY M. KASTENDIECK AND LOIS
JOAN KASTENDIECK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2737
UNAWEEP AVENUE 2945-252-00-062 ROAD RIGHT OF WAY FOR
UNAWEEP AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1792534 1026AM 03/25/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Mary M. Kastendieck and Lois Joan Kastendieck, Grantors, for and in consideration of the sum of Sixty Two and 50/100 Dollars (\$62.50), 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. 1:

Commencing at the Northeast Corner of the E1/2 W1/2 NE1/4 NW1/4 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 E1/2 W1/2 NE1/4 NW1/4 of said Section 25 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 E1/2 W1/2 NE1/4 NW1/4 a distance of 20.00 feet; thence S 00°00'00" W a distance of 30.00 feet to the **True Point of Beginning**;

thence S 00°00'00" W a distance of 5.00 feet;
thence N 90°00'00" W a distance of 5.00 feet;
thence N 00°00'00" E a distance of 5.00 feet;
thence S 90°00'00" E a distance of 5.00 feet to the True Point of Beginning,
containing 25.00 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, and also;

Easement Parcel No. 2:

Commencing at the Northeast Corner of the E1/2 W1/2 NE1/4 NW1/4 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 E1/2 W1/2 NE1/4 NW1/4 of said Section 25 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 E1/2 W1/2 NE1/4 NW1/4 a distance of 20.00 feet; thence S 00°00'00" W a distance of 30.00 feet; thence N 90°00'00" W a distance of 55.00 feet to the **True Point of Beginning**;

thence S 00°00'00" W a distance of 5.00 feet;
thence N 90°00'00" W a distance of 5.00 feet;
thence N 00°00'00" E a distance of 5.00 feet;
thence S 90°00'00" E a distance of 5.00 feet to the True Point of Beginning,
containing 25.00 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 Easements, subject to the terms and conditions contained herein.

1. Grantors reserve the right to use and occupy the aforescribed easements 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 aforescribed premises; that they have good and lawful right to grant these Easements; 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 delivered this 17th day of March, 1997.

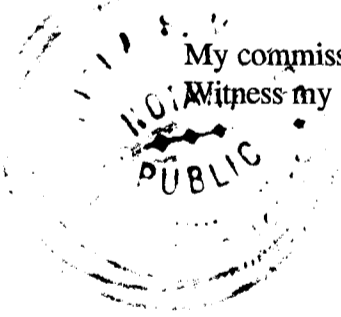
Mary M. Kastendieck
Mary M. Kastendieck

Lois Joan Kastendieck
Lois Joan Kastendieck

State of Colorado)
)ss.
County of Mesa)

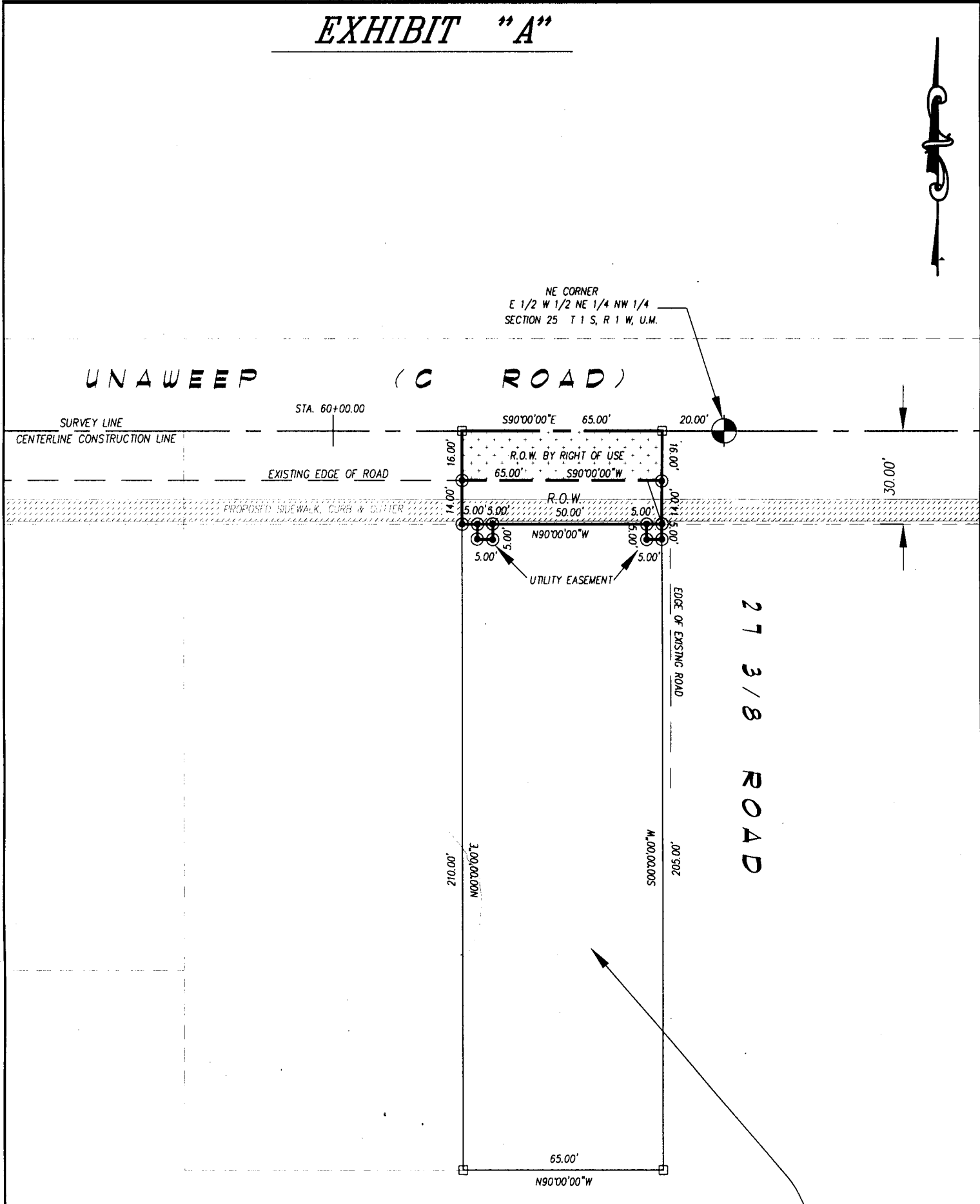
The foregoing instrument was acknowledged before me this 17th day of March, 1997, by Mary M. Kastendieck and Lois Joan Kastendieck.

My commission expires: June 7, 1999
Witness my hand and official seal.



Matthew S. Muller
Notary Public

EXHIBIT "A"



2945-252-00-062
 MARY M. KASTENDIECK & LOIS JOAN KASTENDIECK
 2737 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA : 1040.00 SQFT.
 RIGHT-OF-WAY AREA : 910.00 SQFT.
 UTILITY EASEMENT AREA : 50.00 SQFT.

DRAWN BY: SRP
 DATE: 3-10-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP74.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (185)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION