

LIP971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: UTILITY EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: ROBERT LEE LIPSON, III  
AND GEAN F. LIPSON TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):  
1917 NORTH 1<sup>ST</sup> STREET

PARCEL NO.: 2945-101-00-033

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1804862 0339PM 07/07/97  
 MONIKA TODD CLK&REG MESA COUNTY CO  
 DOCUMENT FEE \$EXEMPT

GRANT OF EASEMENT

Gean F. Lipson and Robert Lee Lipson, III, trustees of the Gean F. Lipson Trust dated November 4, 1996, Grantors, for and in consideration of the sum of Four Hundred Forty Five and 43/100 Dollars (\$445.43), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed and by these presents do 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:

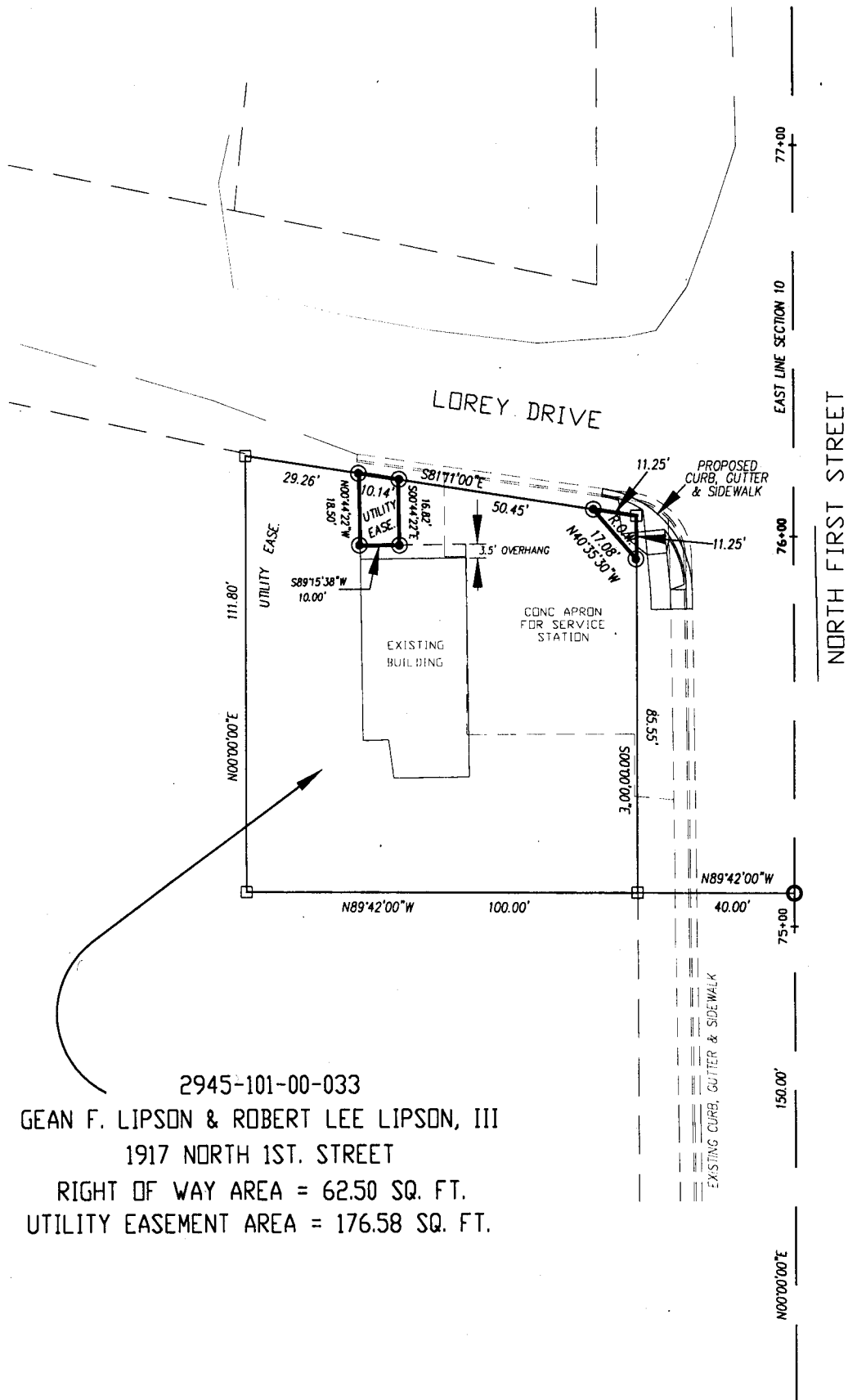
Commencing at the East 1/4 Corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the Southeast 1/4 of the Northeast 1/4 (SE1/4 NE1/4) of said Section 10 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°00'00" E along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 150.00 feet; thence leaving the East line of said SE1/4 NE1/4, N 89°42'00" W a distance of 140.00 feet; thence N 00°00'00" E a distance of 111.80 feet to a point on the South right-of-way line for Lorey Drive; thence S 81°11'00" E along the South right-of-way line for Lorey Drive a distance of 29.26 feet to the **True Point of Beginning**; thence S 81°11'00" E along the South right-of-way line for Lorey Drive a distance of 10.14 feet; thence leaving said right-of-way line, S 00°44'22" E a distance of 16.82 feet; thence S 89°15'38" W a distance of 10.00 feet; thence N 00°44'22" W a distance of 18.50 feet to the Point of Beginning, containing 176.58 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. Grantors 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 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 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.



# EXHIBIT "A"



2945-101-00-033  
 GEAN F. LIPSON & ROBERT LEE LIPSON, III  
 1917 NORTH 1ST. STREET  
 RIGHT OF WAY AREA = 62.50 SQ. FT.  
 UTILITY EASEMENT AREA = 176.58 SQ. FT.

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

DRAWN BY: SRP  
 DATE: 6-13-97  
 SCALE: 1" = 40'  
 APPR. BY: TKH  
 FILE NO: F101.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 FIRST STREET - ORCHARD TO PATTERSON

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION