

LRC97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LEWIS R. COX

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2726 UNAWEEP AVENUE, UTILITY
EASEMENT, PARCEL NO. 2945-243-10-121

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1790251 1104AM 03/05/97
MONIKA TODD CLERK MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Lewis R. Cox, Grantor, for and in consideration of the sum of Seventy-four dollars and 93/100 Dollars (\$74.93), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No. 162 of City of Grand Junction Unawep Avenue Reconstruction Project for the installation, operation, maintenance, repair of public utilities, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the SW¼ of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Commencing at the Southwest Corner of Lot 5 in Section 24 (which point is the Southwest Corner of said Section 24), 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 South line of the Southwest 1/4 of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of said Southwest 1/4 a distance of 1222.50 feet; thence N 00°00'00" E a distance of 30.00 feet to a point on the North Right-of-Way for Unawep Avenue, said point being the Point of Beginning;

thence N 00°00'00" E a distance of 10.00 feet;

thence S 90°00'00" E a distance of 5.00 feet;

thence S 00°00'00" W a distance of 10.00 feet to a point on the North Right-of-Way for Unawep Avenue;

thence S 90°00'00" W along said Right-of-Way a distance of 5.00 feet to the Point of Beginning;

containing 50.00 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said public utilities, appurtenances and facilities related thereto, and to remove objects interfering therewith,

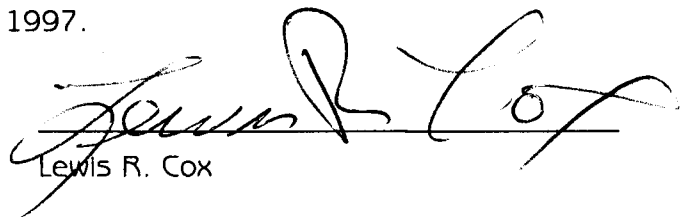
Including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, subject to the following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor, his successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

2. Grantor shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantee that the easement areas 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 on, along, over, under, through and across the easement area.

3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant these Easements; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 24th day of February, 1997.


Lewis R. Cox

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of February, 1997, by Lewis R. Cox.

Witness my hand and official seal.
My commission expires 3-3-01

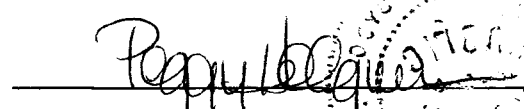

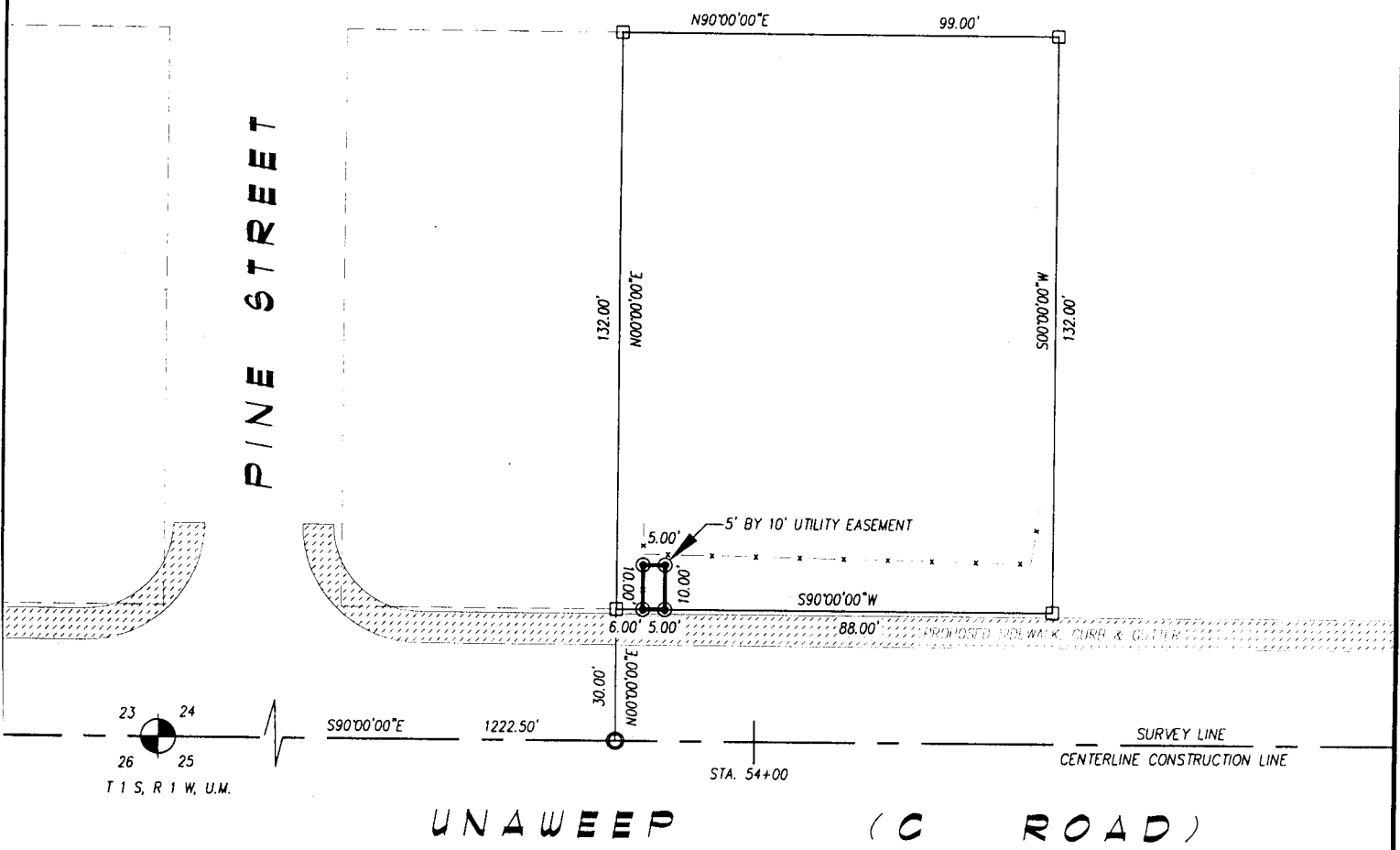

Notary Public 

EXHIBIT "A"



2945-243-00-121
 LEWIS R. COX
 2726 UNAWEEP AVENUE
 UTILITY EASEMENT AREA : 50.00 SQ.FT.



23 24
 26 25
 T 1 S, R 1 W, U.M.

DRAWN BY: SRP
 DATE: 2-04-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP49.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (162)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION