

MOR98F5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MABLE I. MORFORD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2641 F ½ ROAD, PARCEL NO.
2945-023-00-005, F ½ ROAD WATER LINE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

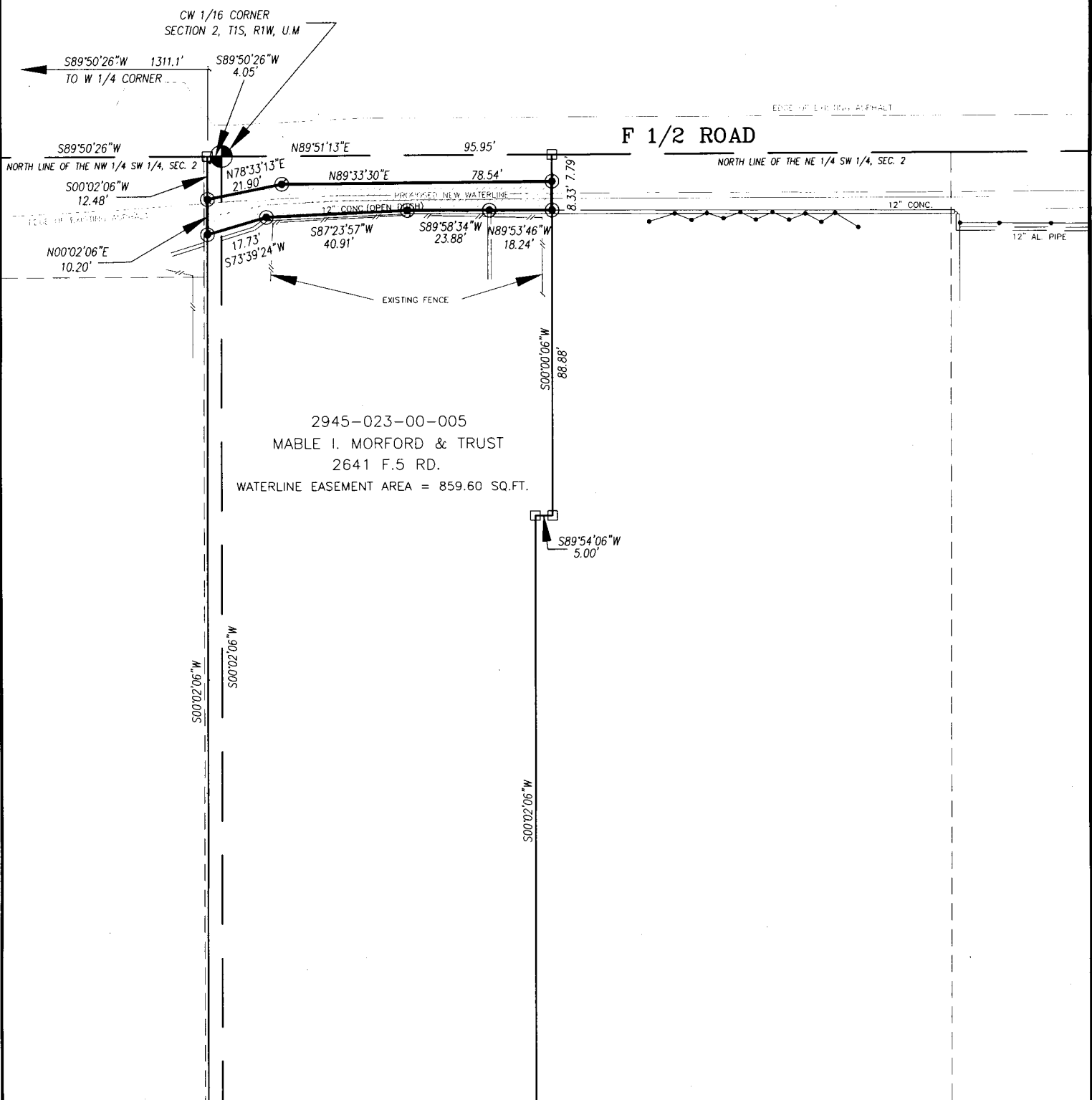
Mable I. Morford, as an individual and as Trustee of the Mable I. Morford Trust, Grantor, for and in consideration of the installation, operation, maintenance and repair of a water pipeline for domestic and fire protection purposes, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed and by these presents does hereby grant and convey unto the City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of an underground water pipeline and related facilities, including, but not limited to, valves, valve boxes and fire hydrants, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the West $\frac{1}{4}$ Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; thence N $89^{\circ}50'26''$ E along the North boundary line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 2 a distance of 1311.10 feet; thence leaving the North boundary line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $00^{\circ}02'06''$ W a distance of 12.48 feet to the True Point of Beginning;
thence N $78^{\circ}33'13''$ E a distance of 21.90 feet;
thence N $89^{\circ}33'30''$ E a distance of 78.54 feet;
thence S $00^{\circ}00'06''$ W a distance of 8.33 feet;
thence N $89^{\circ}53'46''$ W a distance of 18.24 feet;
thence S $89^{\circ}58'34''$ W a distance of 23.88 feet;
thence S $87^{\circ}23'57''$ W a distance of 40.91 feet;
thence S $73^{\circ}39'24''$ W a distance of 17.73 feet;
thence N $00^{\circ}02'06''$ E a distance of 10.20 feet to the Point of Beginning,
containing 859.60 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Perpetual Easement unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Easement and the water pipeline and 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 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 the rights herein granted unto the Grantee and which will not interfere with the full use and quiet enjoyment of Grantee's rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the installation or placement of any improvements, structures or fixtures 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 said water pipeline and related facilities shall be performed with due care using commonly accepted standards and techniques.
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.

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 10-12-98
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: F_5WATER2.DWG

EASEMENT DESCRIPTION MAP

F 1/2 ROAD WATER LINE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION