

MSR981ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MICHAEL J. RADOSEVICH AND SUSAN L. RADOSEVICH

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2209 NORTH 1ST STREET, UTILITY  
EASEMENT, PARCEL NO. 2945-101-00-023

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1835868 03/10/93 1002AM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF EASEMENT**

Michael J. Radosevich and Susan L. Radosevich, Grantors, for and in consideration of the sum of Seventy and 61/100 Dollars (\$70.61), the receipt and sufficiency of which is hereby acknowledged, have sold, conveyed and granted and by these presents do hereby sell, convey 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 parcels of land, to wit:

Commencing at the Southeast Corner of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 (N1/4 SE1/4 NE1/4) 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 SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" W 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 128.25 feet; thence leaving said East line, S 90°00'00" W a distance of 40.50 feet; thence S 00°00'00" W a distance of 1.03 feet; thence S 76°59'24" E a distance of 5.07 feet to the

**True Point of Beginning;**

thence thence S 76°59'24" E a distance of 5.19 feet;

thence S 00°00'00" W a distance of 4.98 feet;

thence S 14°02'10" E a distance of 6.31 feet;

thence N 90°00'00" W a distance of 6.59 feet;

thence N 00°00'00" E a distance of 12.27 feet to the Point of Beginning,

containing 35.34 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 Easements, 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.

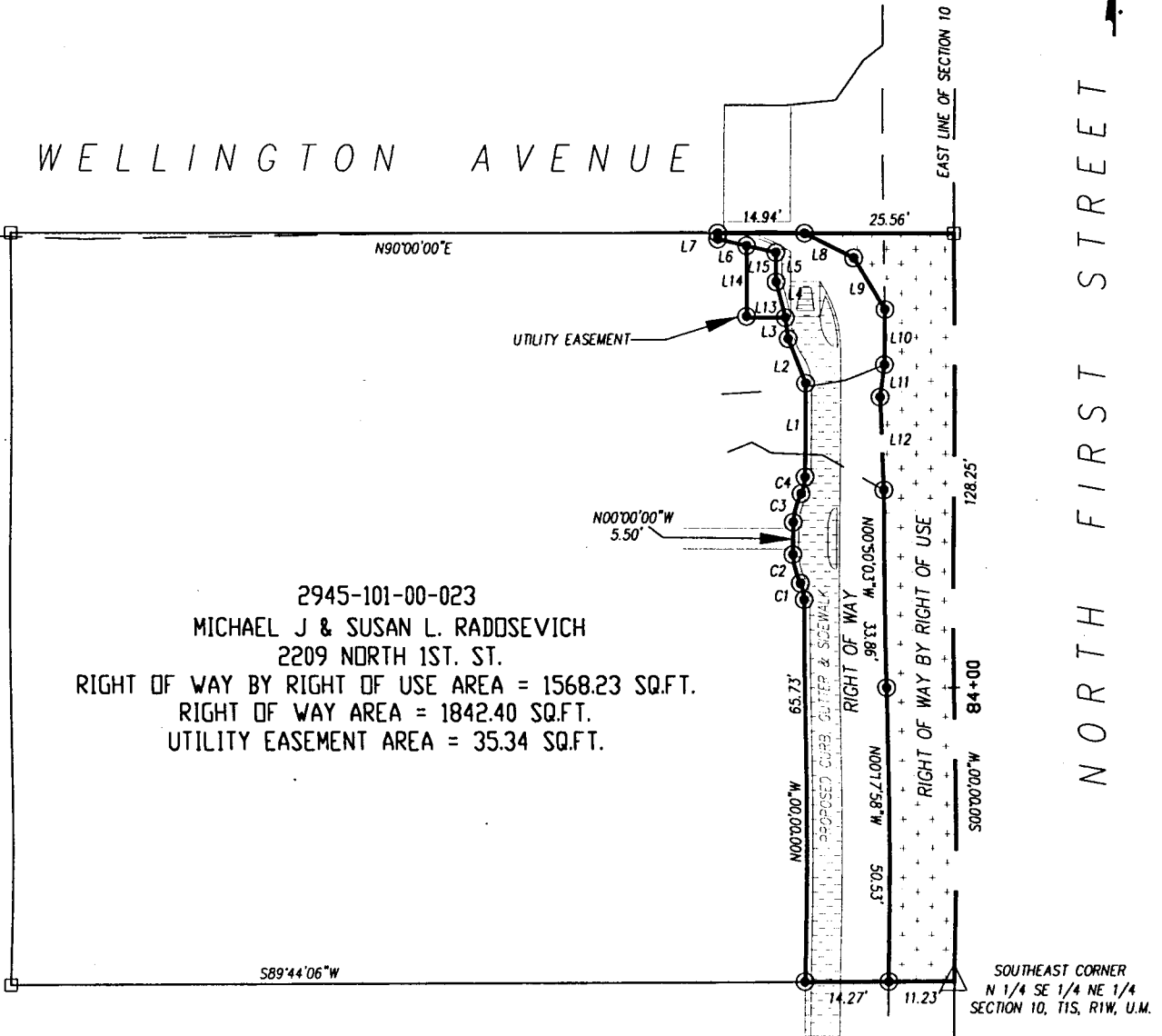


# EXHIBIT "A"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHORD
C1	2.93	6.50	25°50'31"	N12°55'16"W	2.91
C2	5.09	13.50	21°35'37"	N15°02'43"W	5.06
C3	5.09	13.50	21°35'35"	N15°02'42"E	5.06
C4	2.93	6.50	25°50'29"	N12°55'14"E	2.91

WELLINGTON AVENUE

NORTH FIRST STREET



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.01	S00°00'00"E
L2	8.21	N21°23'07"W
L3	3.64	S07°31'31"E
L4	6.31	N14°02'10"W
L5	4.98	S00°00'00"W
L6	5.07	S76°59'24"E
L7	1.03	S00°00'00"W
L8	9.40	S63°12'00"E
L9	10.26	S31°01'44"E
L10	9.48	S00°46'46"W
L11	5.60	N07°45'46"E
L12	15.88	N02°48'32"W
L13	6.59	N90°00'00"W
L14	12.27	S00°00'00"W
L15	5.19	S76°59'24"E

DRAWN BY: SRP  
 DATE: 9-11-97  
 SCALE: 1" = 30'  
 APPR. BY: TKH  
 FILE NO: F115.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 115 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION