

NWD97LLC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: NORA W. DUNNE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 105 LILAC LANE, NORTH 1ST STREET
UTILITY EASEMENT, PARCEL NO. 2945-101-00-028

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1799058 0201PM 05/16/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

GRANT OF EASEMENT

Nora W. Dunne, Grantor, for and in consideration of the sum of One Hundred Twenty Nine and 95/100 Dollars (\$129.95), the receipt and sufficiency of which is hereby acknowledged, has sold, conveyed and granted and by these presents does 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 parcel of land, to wit:

Commencing at the Northeast Corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 (S1/2 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 S1/2 SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" W with all bearings contained herein being relative thereto; thence S 00°00'00" W along the East line of said S1/2 SE1/4 NE1/4 a distance of 16.00 feet; thence leaving the East line of said S1/2 SE1/4 NE1/4, N 90°00'00" W a distance of 30.00 feet; thence S 00°00'00" W a distance of 8.01 feet to a point which is the intersection of the West right-of-way line for North First Street with the Southerly right-of-way line for Lilac Lane, said point being the True Point of Beginning; thence S 00°00'00" W along the West right-of-way line for North First Street a distance of 6.00 feet; thence leaving said right-of-way line, N 90°00'00" W a distance of 10.00 feet; thence N 00°00'00" E a distance of 7.01 feet to a point on the Southerly right-of-way line for Lilac Lane; thence S 84°14'59" E along the Southerly right-of-way line for Lilac Lane a distance of 10.05 feet to the Point of Beginning, containing 65.04 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. 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 and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the easement area 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 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.

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.

Executed and delivered this 12TH day of May, 1997.

Nora W. Dunne
Nora W. Dunne

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5TH day of May, 1997, by Nora W. Dunne.

My commission expires: 3.3.01
Witness my hand and official seal.

Robert Helquist
Notary Public

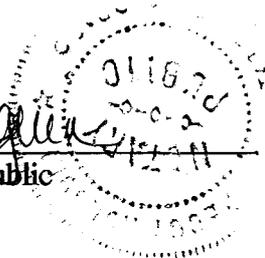
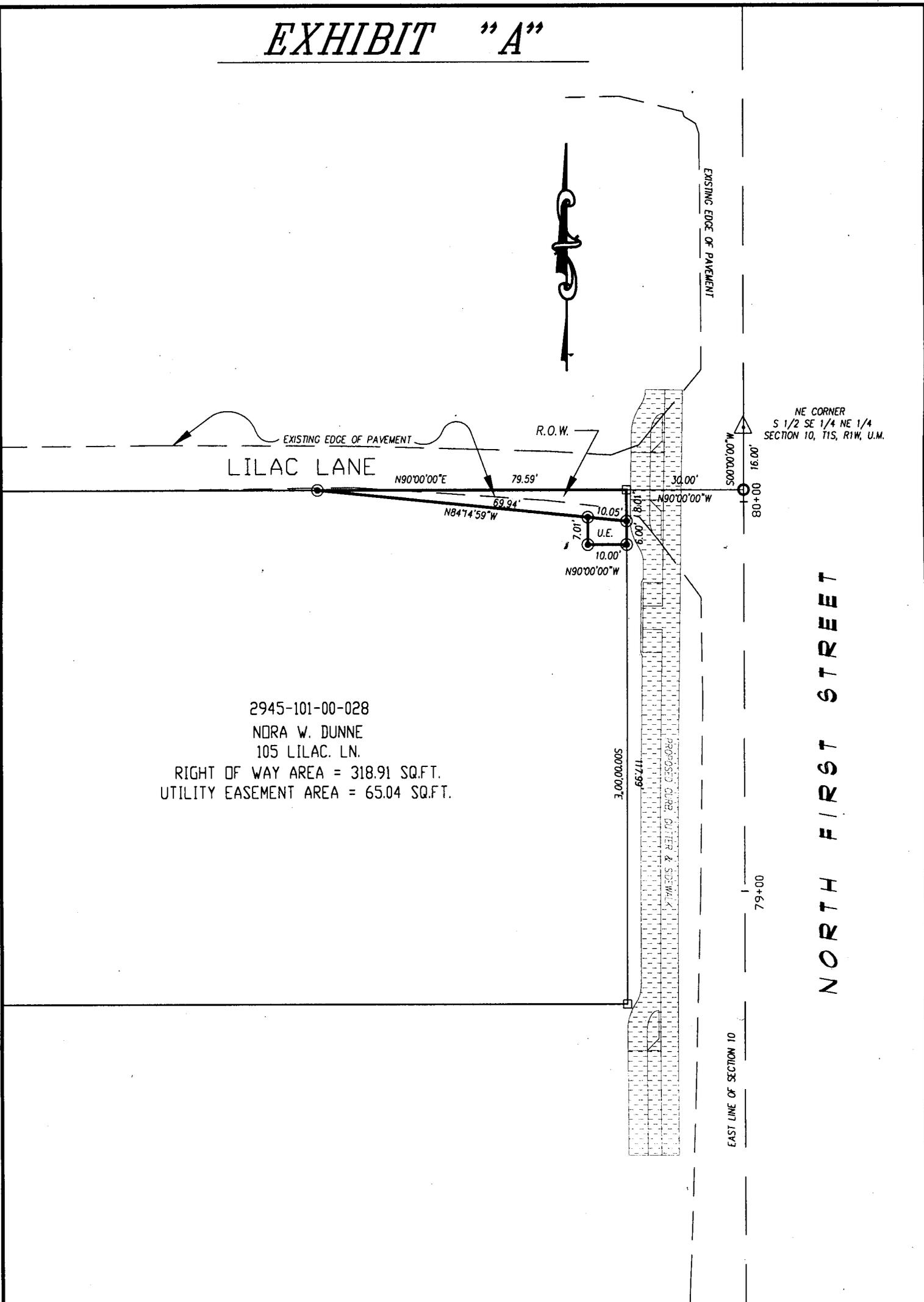


EXHIBIT "A"



2945-101-00-028
 NDRA W. DUNNE
 105 LILAC LN.
 RIGHT OF WAY AREA = 318.91 SQ.FT.
 UTILITY EASEMENT AREA = 65.04 SQ.FT.

DRAWN BY: SRP
 DATE: 4-18-97
 SCALE: 1" = 30'
 APPR. BY: TKH
 FILE NO: F105.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (105)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION