

ODA04RRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	BUCK S ODA AND YO ODA
PURPOSE: INSTALLATION OF PUBLIC UTILITIES	PERPETUAL EASEMENT FOR THE
ADDRESS:	2543 RIVER ROAD
PARCEL NO:	2945-152-38-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2171217 BK 3565 PG 749-750  
01/08/2004 11:57 AM  
Denice Ward CLKRD Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF PUBLIC UTILITIES EASEMENT**

Buck S. Oda and Yo Oda, Grantors, for and in consideration of the sum of One Thousand Two Hundred Forty-One and 50/100 Dollars (\$1,241.50), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Public Utilities Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, on, along, over, through and across the following described premises, to wit:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said point being a 3 inch aluminum BLM disc set in concrete, and considering the North line of the SE 1/4 NW 1/4 of said Section 15 to bear S 89°58'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, said line also being the South line of High Country Business Park, as same is recorded in Plat Book 13, Page 271, Public Records of Mesa County, Colorado, a distance of 542.70 feet to the POINT OF BEGINNING;  
thence from said Point of Beginning, continue S 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, a distance of 13.21 feet;  
thence S 40°45'35" E a distance of 243.76 feet;  
thence S 46°18'28" W a distance of 10.01 feet;  
thence N 40°45'35" W a distance of 252.90 feet, more or less, to the Point of Beginning.  
CONTAINING 0.057 Acres (2,483 Sq. Ft.), more or less, as described herein and 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 of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said 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, the said Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area. Grantors hereby further covenants with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons claiming by, through or under Grantor.

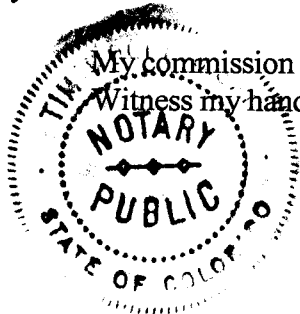
Executed and delivered this 2<sup>nd</sup> day of January, 2004.

Buck S. Oda  
Buck S. Oda

Yo Oda  
Yo Oda

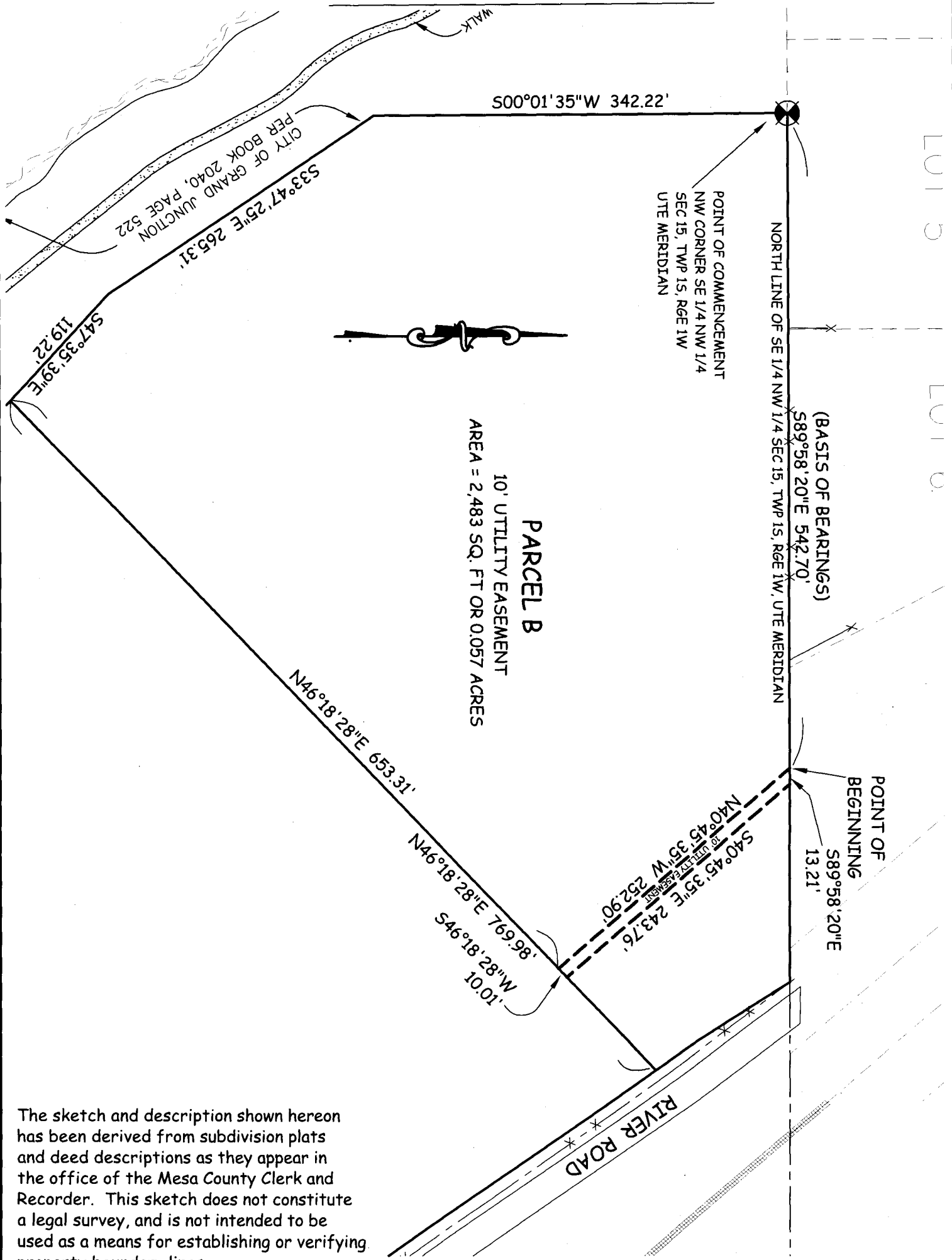
State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2004, by Buck S. Oda and Yo Oda.



Tim Woodmansee  
Notary Public

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
DATE: 12-01-2003  
SCALE: 1" = 100'  
APPR. BY: TW

BUCK S. AND YO ODA  
RIGHT-OF-WAY DESCRIPTION MAP  
10' UTILITY EASEMENT

DEPARTMENT OF PUBLIC WORKS  
REAL ESTATE DIVISION  
CITY OF GRAND JUNCTION