

ORD97PIN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A BURIED WATER PIPELINE AND RELATED FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: CAYETANO AND CARMEN ORDONEZ

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 324 PINE STREET,  
GRAND JUNCTION, COLORADO

PARCEL NO.: 2945-243-11-020

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**GRANT OF EASEMENT**

1799079 0908AM 05/19/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Cayetano Ordonez and Carmen Ordonez, Grantors, for and in consideration of the sum of Six Hundred Sixty Four and 29/100 Dollars (\$664.29), 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, a Perpetual Easement for the installation, operation, maintenance and repair of a buried water pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Beginning at the Southwest Corner of Lot 4 of the Replat of Lots 4 & 5 of Williams Subdivision, situate in the SW1/4 SW1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 222 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to said recorded Plat;

thence along the Westerly boundary of said Lot 4, 15.02 feet along the arc of a curve to the left having a radius of 175.00 feet, a central angle of 04°55'02", and a long chord bearing N 02°27'31" W a distance of 15.01 feet;

thence leaving said Westerly boundary, N 90°00'00" E a distance of 142.14 feet to a point on the West line of an existing Utility & Irrigation Easement;

thence S 00°00'00" W along the West line of said existing Easement a distance of 15.00 feet to a point on the South boundary of said Lot 4;

thence S 90°00'00" W along said South boundary a distance of 141.50 feet to the Point of Beginning,

containing 2,125.72 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

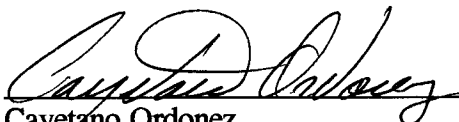
TO HAVE AND TO HOLD said Perpetual Easement unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Easement and the water pipeline and appurtenances and facilities related thereto, 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.

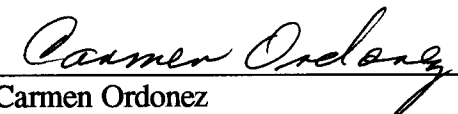
1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with the rights herein granted unto the Grantee and which will not interfere with the full use and quiet enjoyment of Grantee's rights herein granted; provided, however, that 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 said water pipeline and related facilities shall be performed with due care using commonly accepted standards and techniques.

3. Grantors hereby covenant 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 whomsoever.

Executed and delivered this 12<sup>th</sup> day of May, 1997.

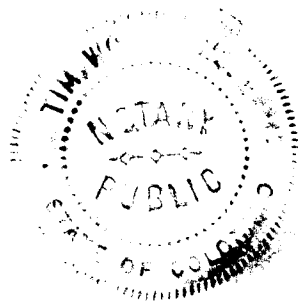
  
Cayetano Ordonez

  
Carmen Ordonez

State of Colorado )  
 )ss.  
County of Mesa )

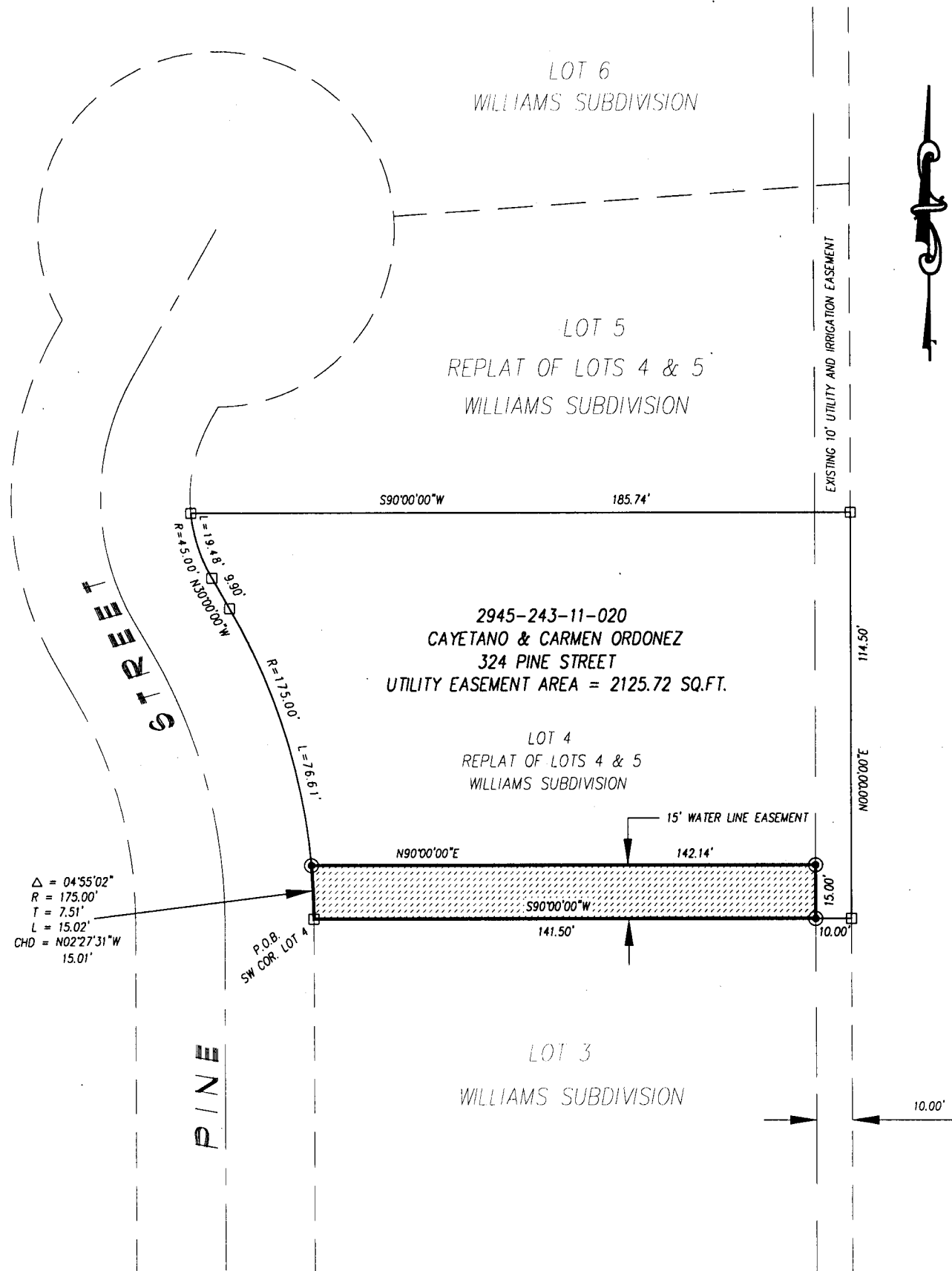
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May, 1997, by Cayetano Ordonez and Carmen Ordonez.

My commission expires: 2-28-98  
Witness my hand and official seal.



  
Notary Public

# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 4-28-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: ORDONEZ.DWG

**EASEMENT DESCRIPTION MAP**

WATER LINE EASEMENT - LOT 4, REPLAT OF LOTS 4 & 5, WILLIAMS SUBDIVISION

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION