

PAT0129R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: BARRY L. PATTEN AND NILA J. PATTEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 505 1/2 29 ROAD, GRAND JUNCTION

PARCEL NO.: 2943-074-00-085

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1990101 04/04/01 0956AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

Barry L. Patten and Nila J. Patten, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby 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 Perpetual Easement for the installation, operation, maintenance, repair and replacement of Public Utilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northeast Corner of Lot 6 of Roscoe R. Giffin Subdivision, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 7 in the office of the Mesa County Clerk and Recorder, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto; thence S 00°03'46" E along the east line of said Lot 6 a distance of 20.00 feet; thence leaving the east line of said Lot 6, N 89°48'55"W a distance of 45.00 feet to the True Point of Beginning; thence N 89°48'55"W a distance of 25.00 feet; thence N 00°03'46" W a distance of 5.00 feet; thence S 89°48'55" E a distance of 25.00 feet; thence S 00°03'46" E a distance of 5.00 feet to the True Point of Beginning, containing 125.00 square feet 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 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 installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee's utilization of the easement herein granted 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 2nd day of April, 2001.

Barry L. Patten
Barry L. Patten

Nila J. Patten
Nila J. Patten

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of April, 2001, by Barry L. Patten and Nila J. Patten.

My commission expires: 3: 3 05
Witness my hand and official seal.

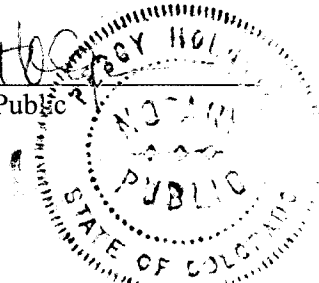
Reggy H. [Signature]
Notary Public


EXHIBIT "A"

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2943-074-00-085
505 1/2 29 ROAD
BARRY L. & N.J. PATTEN
RIGHT OF WAY AREA = 200.00 SQ.FT.
UTILITY EASEMENT AREA = 125.00 SQ.FT.

7

S89°48'55"E

N. 20' OF LOT 6

N00°03'46"W
5.00'

25.00'
S89°48'55"E

S00°03'46"E
5.00'

UTILITY EASEMENT

25.00'

35.00'

N89°48'55"W

S. 30' OF LOT 6

ROSCOE R. GIFFIN SUBDIVISION

5

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PROPOSED IRRIGATION LINE

NE CORNER LOT 6

EXISTING EDGE OF ASPHALT

10.00'

N00°03'46"W
20.00'

S00°03'46"E
20.00'

R.O.W.

0.00'

PROPOSED CURB, GUTTER & SIDEWALK

SE CORNER LOT 6

EAST LINE OF THE SE 1/4 SE 1/4 OF SEC. 7

29 ROAD



DRAWN BY: SRP
DATE: 2-26-2001
SCALE: 1" = 20'
APPR. BY: IW
FILE NO: 29ROAD4.DWG

RIGHT-OF-WAY DESCRIPTION MAP

29 ROAD - 170B TO BUNTING AVENUE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION