

PHC98HOR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: PENTECOSTAL HOLINESS CHURCH BY PAUL D. CLARK  
PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3506 N. 12<sup>TH</sup> STREET BONITA  
AND HORIZON PARCEL NO. 2945-012-00-958 UTILITY EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

1877170 12/02/98 0412PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Pentecostal Holiness Church, Colorado Conference, Inc., a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Two Hundred Fifty and 00/100 Dollars (\$250.00), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys to 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 West 1/4 Corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Northwest 1/4 (NW1/4) of said Section 1 to bear N 00°03'32" E with all bearings contained herein being relative thereto; thence N 00°03'32" E along the west line of the NW1/4 of said Section 1 a distance of 30.0 feet; thence leaving said west line, N 89°52'32" E a distance of 40.0 feet to a point; thence N 00°03'32" E a distance of 9.11 feet to a point on the east right-of-way line for North 12th Street; thence N 00°03'32" E along the east right-of-way line for North 12th Street a distance of 134.89 feet to the True Point of Beginning;

thence N 00°03'32" E along the east right-of-way line for North 12th Street a distance of 10.00 feet;

thence leaving said right-of-way line, N 89°52'32" E a distance of 25.00 feet;

thence S 00°03'32" W a distance of 10.00 feet;

thence S 89°52'32" W a distance of 25.00 feet to the Point of Beginning,

containing 250.0 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 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, 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 installation, construction or placement of any structures or any other item or fixture 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 Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.

3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 3<sup>rd</sup> day of November, 1998.

Paul D. Clark, President  
Pentecostal Holiness Church, Colorado  
Conference, Inc., by: Paul D. Clark, President

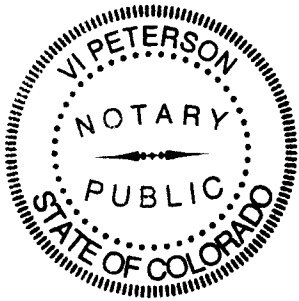
State of Colorado )  
  )ss.  
County of Arapahoe )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November, 1998, by Paul D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc., a Colorado non-profit corporation.

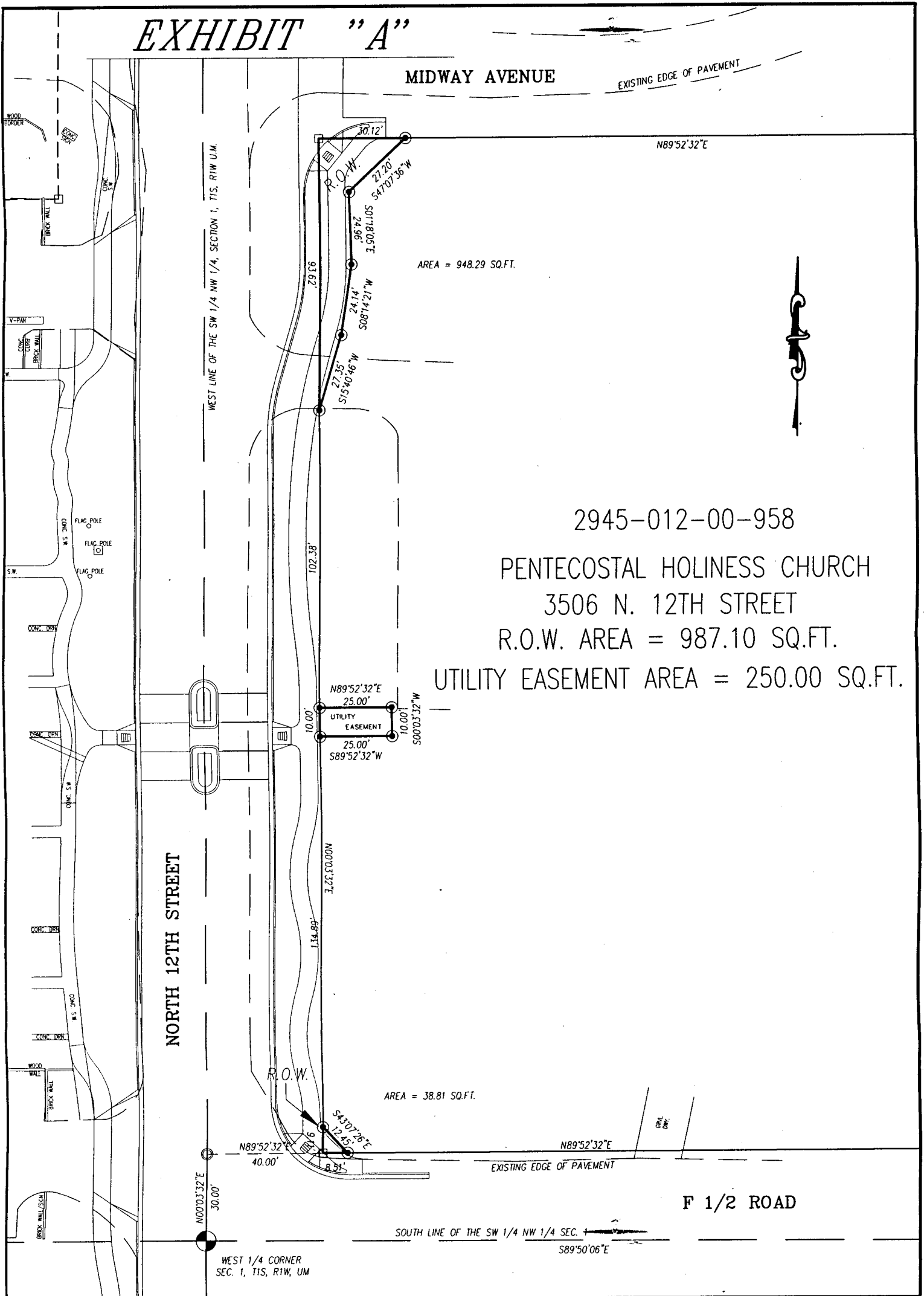
My commission expires: 2/23/02

Witness my hand and official seal.

Vi Peterson  
Notary Public



# EXHIBIT "A"



2945-012-00-958  
 PENTECOSTAL HOLINESS CHURCH  
 3506 N. 12TH STREET  
 R.O.W. AREA = 987.10 SQ.FT.  
 UTILITY EASEMENT AREA = 250.00 SQ.FT.

DRAWN BY: SRP  
 DATE: 05-28-98  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: 12TH8.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION