

PUR99BRA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (WATERLINE)**

PURPOSE: PURDY MESA WATER SYSTEM

NAME OF PROPERTY OWNER OR GRANTOR: WALTER D. BRADBURY AND M. D. BRADBURY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 4614 U.S. 50,
WHITEWATER, COLORADO - PURDY MESA LIVESTOCK WATER COMPANY

PARCEL NO.: 3203-042-00-012

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Purdy EASEMENT
GRANT OF EASEMENT

2062541 06/24/02 1011AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$35.00
DOCUMENTARY FEE \$EXEMPT

THIS GRANT OF EASEMENT is made and given as of 2/15, 1999, from

MILLER D and M.P. BRADBURY

whose address is 4614 U.S. 50 WHITEWATER CO 81527 ("Grantor") to the City of Grand Junction, a Colorado home rule city, 250 North 5th Street, Grand Junction, Colorado 81501 (the "City").

RECITALS

The City owns a domestic water system in Mesa County, Colorado. The City desires to operate and maintain a portion of its water system on, over, under and across real property owned by Grantor, and Grantor agrees to grant an easement for such purposes to the City, on the terms set forth in this Grant.

NOW, THEREFORE, this Grant is made as follows:

1. As used in this Grant, the following terms have the following meanings:

A. The "Grantor's Property" means the real property described on Exhibit A, owned by Grantor and located in Mesa County, Colorado.

B. The "Centerline" means location of the existing water pipeline under and across the Grantor's Property. The approximate location of the Centerline is shown on the aerial photograph attached hereto as Exhibit B.

C. The "Purdy Mesa System" means the portion of the City's domestic water system which serves domestic water to the Purdy Mesa area and other areas around Whitewater, Colorado.

D. The "Facilities" mean water transmission and distribution lines and appurtenant facilities such as valves and meters owned by the City and used in connection with the Purdy Mesa System.

2. For Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grant, sells, and conveys to the City a permanent easement (the "Easement") on, over, under and across the Grantor's Property. The Easement shall be twenty (20) feet in width, located ten (10) feet on each side of the Centerline. The Grantor further grants, sells, and conveys to the City the right of ingress and egress along a reasonable route or routes across Grantor's Property for access to the Easement, and the right of ingress and egress along and upon the Easement, for exercising the rights for which the Easement is granted. In exercising such access rights, the City shall use existing roadways on Grantor's Property whenever possible, and shall use its best efforts to avoid damaging any of Grantor's crops outside of the easement area.

3. The Easement shall be for the purpose of operating, maintaining, repairing, altering, replacing, and reconstructing the Facilities located on Grantor's Property. All Facilities constructed and installed on Grantor's Property shall be located within the Easement.

4. Grantor shall have the right to cultivate the area of the Easement, and to otherwise use and occupy the area of the Easement for purposes which are consistent with rights granted to the City in this Grant and which will not interfere with or endanger the Facilities in the Easement. Without limiting the generality of the foregoing, Grantor shall not (a) place any obstructions within the area of the Easement which could interfere with the normal operation, repair and maintenance

June 14, 2002

As City Clerk for the City of Grand Junction, I have hereby inserted the Book and Page number of the previous easement, referred to in Item #9 on the Grant of Easement relative to the Purdy Mesa Livestock Water Company waterline dated December 15, 1999, for recording purposes.

Stephanie Tuin
Stephanie Tuin, CMC
City Clerk

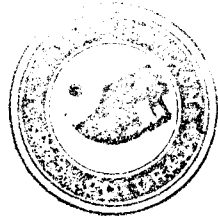


Exhibit A

TO GRANT OF EASEMENT DATED DECEMBER 15, 1999

PROPERTY DESCRIPTION:

Land located in Mesa County, Colorado, to wit:

NW ¼ OF NW ¼, Section 4, T3S, R2E, Ute Meridian

12 - 8 77

265-203

BUD BRADBURY

METER



Recorder's Note: Poor Legibility On Document Provided For Recording

12- 8 77

265-203

BUD BRADBURY

METER

