

QUA98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: PAUL E. QUAM AND JOHANNA M. QUAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2770 C ROAD, UNAWEEP UTILITY
EASEMENT, PARCEL NO. 2945-244-00-161

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT
(Correction)

1842659 04/22/98 0405PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Paul E. Quam and Johanna M. Quam, Grantors, for and in consideration of the sum of Forty-Six and 50/100 Dollars (\$46.50), 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, 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, two (2) Public Utilities Easements on, along, over, under, through and across the following described parcels of land, to wit:

PARCEL 1:

A parcel of land situate in the SW1/4 SE1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the E1/2 SE1/4 SW1/4 SE1/4 of said Section 24; thence N 00°00'00" W along the west line of said E1/2 SE1/4 SW1/4 SE1/4 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said west line, N 00°00'00" W a distance of 15.00 feet to a point; thence N 90°00'00" E a distance of 5.00 feet to a point; thence S 00°00'00" E a distance of 15.00 feet to a point; thence N 90°00'00" W a distance of 5.00 feet to the Point of Beginning, containing 75.0 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference, and also

PARCEL 2:

A parcel of land situate in the SW1/4 SE1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the E 1/2 SE1/4 SW1/4 SE1/4 of said Section 24; thence N 00°00'00" W along the east line of said E1/2 SE1/4 SW1/4 SE1/4 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" W a distance of 5.00 feet to a point; thence N 00°00'00" W a distance of 16.00 feet to a point; thence N 90°00'00" E a distance of 5.00 feet to a point on the east line of said E1/2 SE1/4 SW1/4 SE1/4; thence S 00°00'00" E along said east line a distance of 16.00 feet to the point of beginning, containing 80.0 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, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easements, subject to the terms and conditions contained herein.

1. Grantors reserve the right to use and occupy the aforescribed easements for any lawful purpose which is not inconsistent with the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the easement areas 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 areas.

2. Grantee agrees that the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of persons and property; all damages to persons or property resulting from the failure to exercise due care, or other higher standard of care as may be applicable, shall be paid for and repaired at the expense of Grantee.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; 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 20th day of APRIL, 1998.

Paul E. Quam
Paul E. Quam

Johanna M. Quam
Johanna M. Quam

State of Washington)
)ss.
County of King)

The foregoing instrument was acknowledged before me this 20th day of APRIL, 1998, by Paul E. Quam and Johanna M. Quam

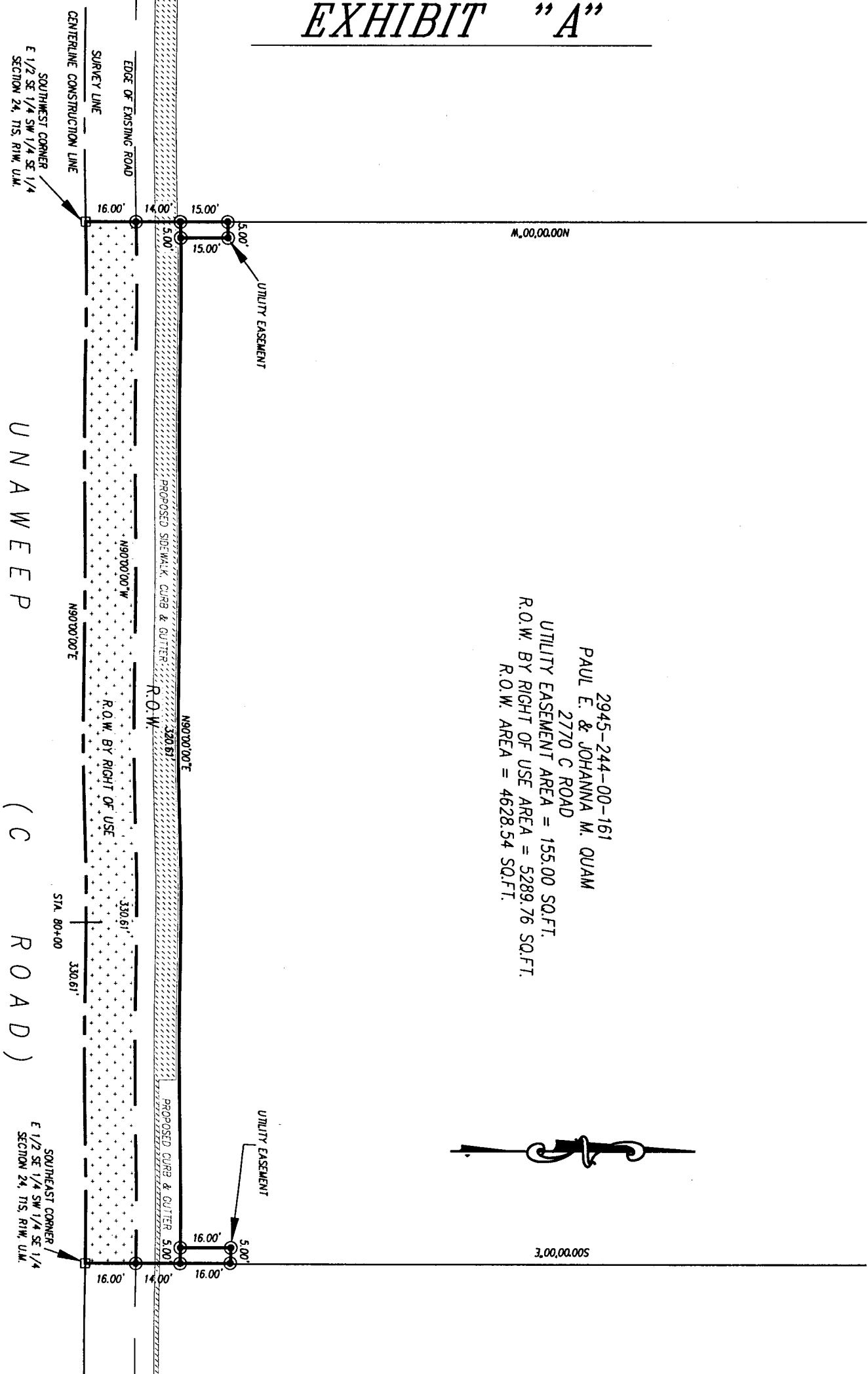
My commission expires: MAR 20, 2001
Witness my hand and official seal.



Christopher D. Hatch
Notary Public

THE PURPOSE OF THIS INSTRUMENT IS TO CORRECT THE LEGAL DESCRIPTIONS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT DATED THE 6TH DAY OF JANUARY, 1998, AND RECORDED IN BOOK 2402 AT PAGES 364 THROUGH 366 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER.

EXHIBIT "A"



M,00,00.00N

2945-244-00-161
 PAUL E. & JOHANNA M. QUAM
 2770 C ROAD
 UTILITY EASEMENT AREA = 155.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA = 5289.76 SQ.FT.
 R.O.W. AREA = 4628.54 SQ.FT.



3,00,00.00S

DRAWN BY: SRP
 DATE: 10-10-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP100.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (192)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION