

RAQ98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: RUTH B. ADELMAN AND JOHANNA M. QUAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2766 C ROAD, UNAWEEP UTILITY
EASEMENT, PARCEL NO. 2945-244-00-160

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1834262 02/27/98 0142PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

Ruth B. Adelman, Johanna M. Quam, Grantors, for and in consideration of the sum of Forty-Five and 00/100 dollars (\$45.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents do hereby give 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 Easement on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land situate in the SW 1/4 SE 1/4 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 W 1/2 SW 1/4 SW 1/4 SE 1/4 of said Section 24; thence N 00°00'00" W along the west line of said W 1/2 SW 1/4 SW 1/4 SE 1/4 a distance of 30.00 feet to a point; thence S 90°00'00" E along a line 30 feet north of and parallel with the south line of said W 1/2 SW 1/4 SW 1/4 SE 1/4 a distance of 10.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" W a distance of 15.00 feet to a point; thence N 90°00'00" E a distance of 10.00 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 10.00 feet to the point of beginning, containing 150.00 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, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

1. Grantors reserve the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with the 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 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 the 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 February, 1998.

Ruth B. Adelman
Ruth B. Adelman
Johanna M. Quam
Johanna M. Quam

State of Wyoming)
)ss.
County of Natrona)

The foregoing instrument was acknowledged before me this 2nd day of February, 1998, by

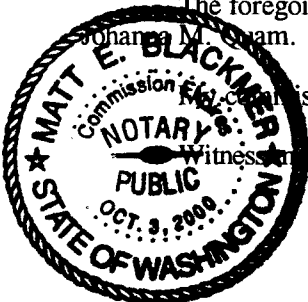


My 2, 1999

Kathleen J. Lee
Notary Public

State of Washington)
)ss.
County of King)

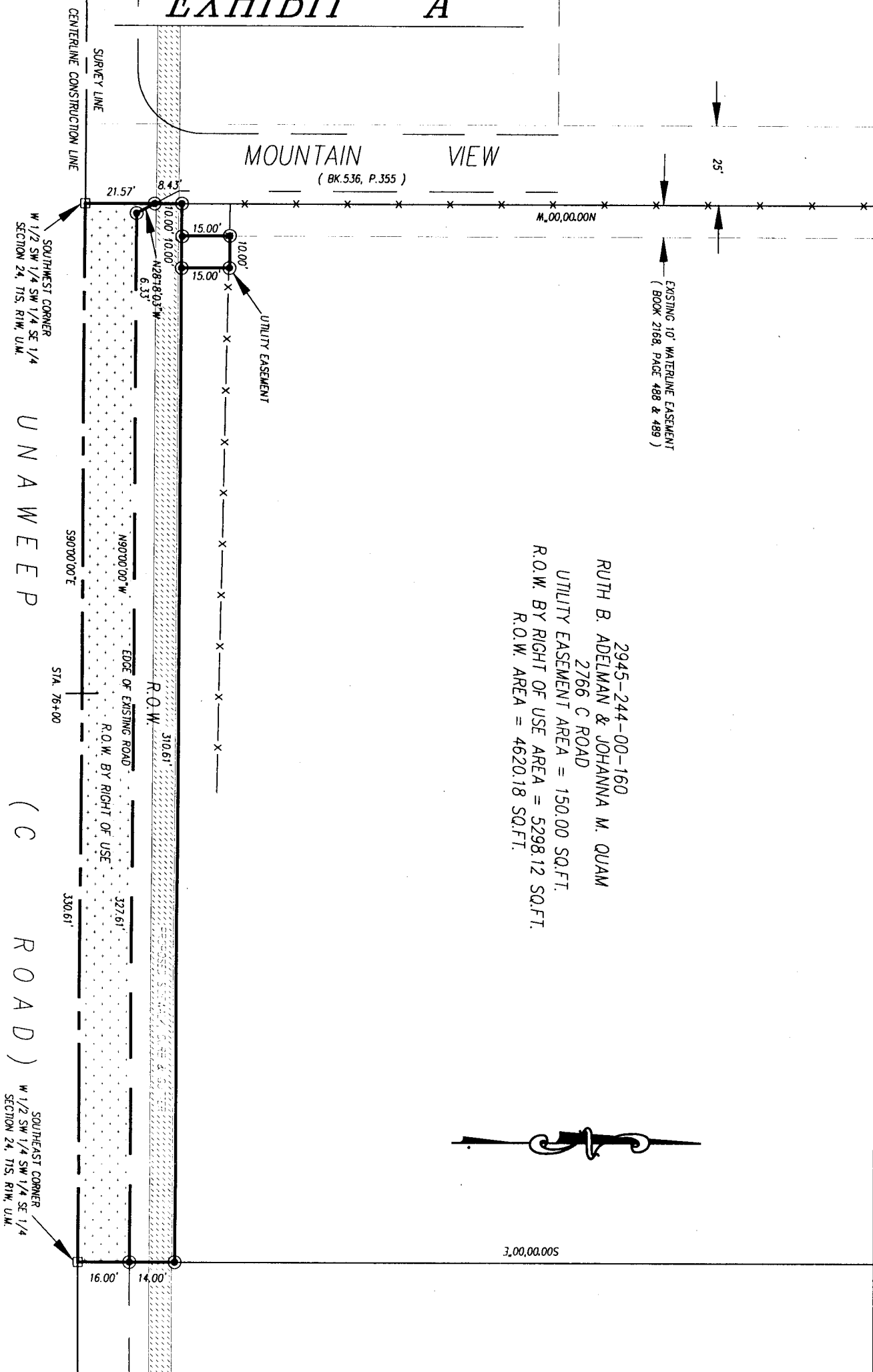
The foregoing instrument was acknowledged before me this 4th day of February, 1998, by



10-3-00

Matt E. Blackmer
Notary Public

EXHIBIT "A"



2945-244-00-160
RUTH B. ADELMAN & JOHANNA M. QUAM
2766 C ROAD
UTILITY EASEMENT AREA = 150.00 SQ.FT.
R.O.W. BY RIGHT OF USE AREA = 5298.12 SQ.FT.
R.O.W. AREA = 4620.18 SQ.FT.



DRAWN BY: SRP
DATE: 01-22-98
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: WEEP99.DWG

EASEMENT DESCRIPTION MAP
UNAWEEP (190)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION