

REP97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RONALD E. PRINCELER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2708 UNAWEEP AVENUE, UNAWEEP UTILITY  
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-243-00-086

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1787871 0309PM 02/03/97  
RONNA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Ronald E. Princeler, Grantor, for and in consideration of the sum of Thirty-seven dollars and 46/100 Dollars (\$37.46), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No. 142 of City of Grand Junction Unawep Avenue Reconstruction Project for the installation, operation, maintenance, repair of public utilities, together with the right of ingress and egress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Beginning at a point on the West Right-of-Way for Pinon Street which is N 90°00'00" E a distance of 420.00 feet and N 00°00'00" W a distance of 68.50 feet from the Southwest Corner of Lot 5 in Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado;  
thence N 00°00'00" E along said Right-of-Way a distance of 5.00 feet;  
thence leaving said Right-of-Way, S 90°00'00" W a distance of 5.00 feet;  
thence S 00°00'00" E a distance of 5.00 feet;  
thence N 90°00'00" E a distance of 5.00 feet to the Point of Beginning,

The above described parcel of land contains 25.00 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said public utilities, appurtenances and facilities related thereto, 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 following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor, his successors and assigns. Grantee further agrees that it

shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

2. Grantor shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantee that the easement areas shall not be burdened or overburdened by the Grantor erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement area.

3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant these Easements; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 24<sup>th</sup> day of January, 1997.

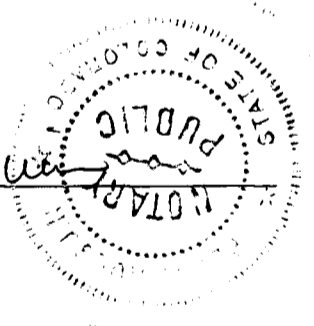
Ronald E. Princeler  
Ronald E. Princeler

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing Instrument was acknowledged before me this 24<sup>th</sup> day of January, 1997, by Ronald E. Princeler.

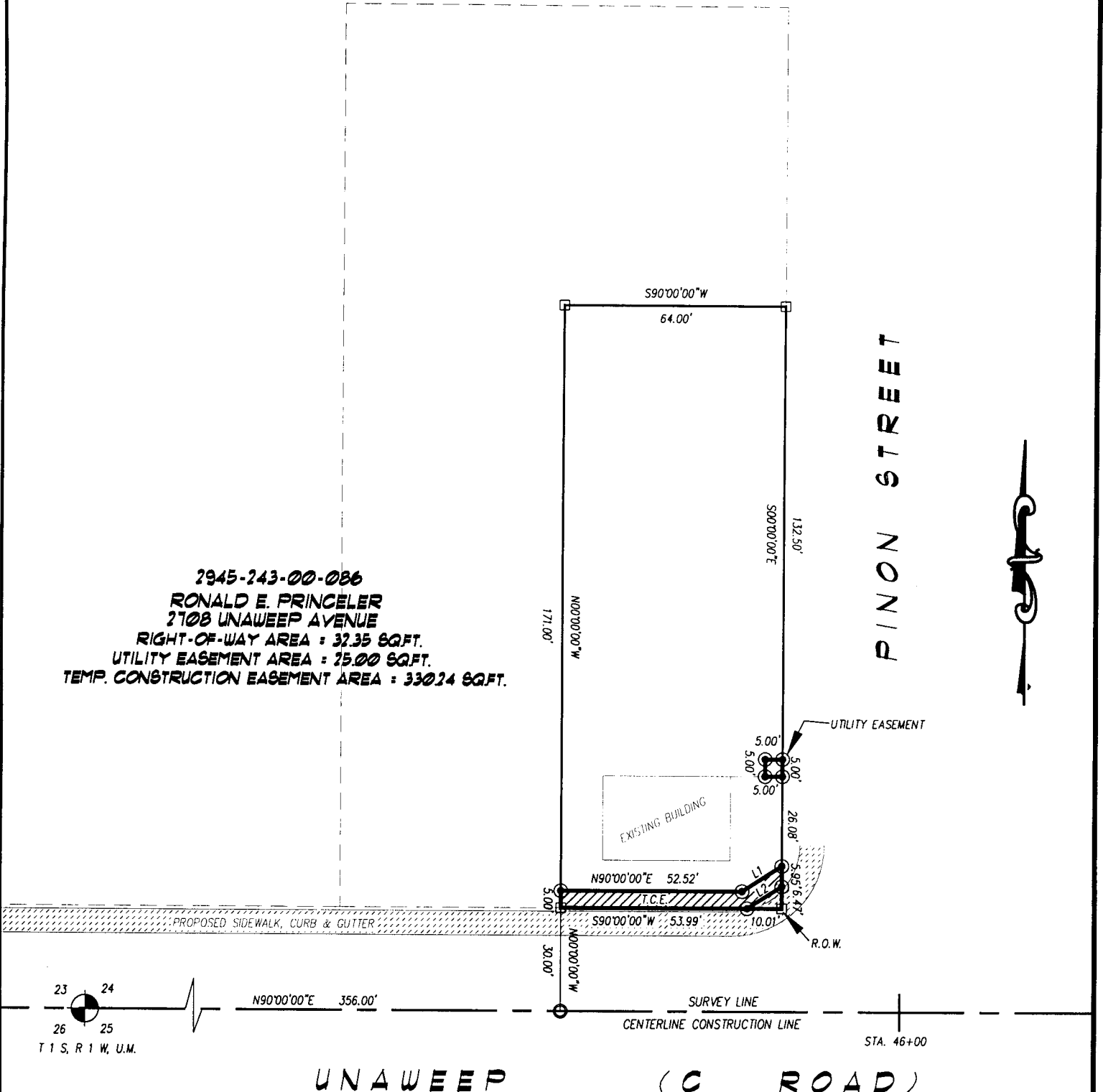
Witness my hand and official seal.  
My commission expires 3.3.97

Ronald E. Princeler  
Notary Public



# EXHIBIT "A"

2945-243-00-086  
 RONALD E. PRINCELER  
 2708 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA : 32.35 SQ.FT.  
 UTILITY EASEMENT AREA : 25.00 SQ.FT.  
 TEMP. CONSTRUCTION EASEMENT AREA : 330.24 SQ.FT.



LINE	DIRECTION	DISTANCE
L1	N57°08'20"E	13.67'
L2	S57°08'20"W	11.92'

DRAWN BY: SRP  
 DATE: 10-23-96  
 SCALE: 1" = 40'  
 APPR. BY: JW  
 FILE NO: WEEP39.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 142 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION