

RMC97CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RICHARD W. CASSIDY AND MARIAN CASSIDY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2741 C ROAD, UNAWEEP UTILITY  
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-252-24-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF-EASEMENT

1827271 01/08/98 0352PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Richard W. Cassidy and Marian Cassidy, Grantors, for and in consideration of the sum of Twenty-One and 36/100 Dollars (\$21.36), the receipt and sufficiency of which is hereby acknowledged, have 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, a 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 NE 1/4 NW 1/4 of Section 25, 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:

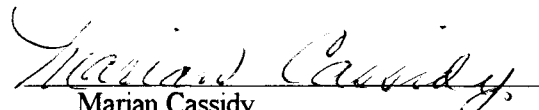
Beginning at the Northwest corner of Lot 2, Block 2, Parkview Subdivision; thence N 90°00'00" E along the north line of said Lot 2, Block 2 a distance of 4.37 feet to the True Point of Beginning of the parcel described herein; thence continuing along said north line N 90°00'00" E a distance of 0.63 feet to a point; thence leaving the north line of said Lot 2, Block 2, S 00°08'00" E a distance of 5.00 feet to a point; thence S 90°00'00" W a distance of 5.00 feet to a point on the west line of said Lot 2, Block 2; thence N 00°08'00" W along the west line of said Lot 2, Block 2, a distance of 3.33 feet to a point; thence N 69°06'55" E a distance of 4.67 feet to the point of beginning, containing 21.36 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 19<sup>th</sup> day of December, 1997.

  
Richard W. Cassidy

  
Marian Cassidy

State of Colorado )  
                                  )ss.  
County of Mesa      )

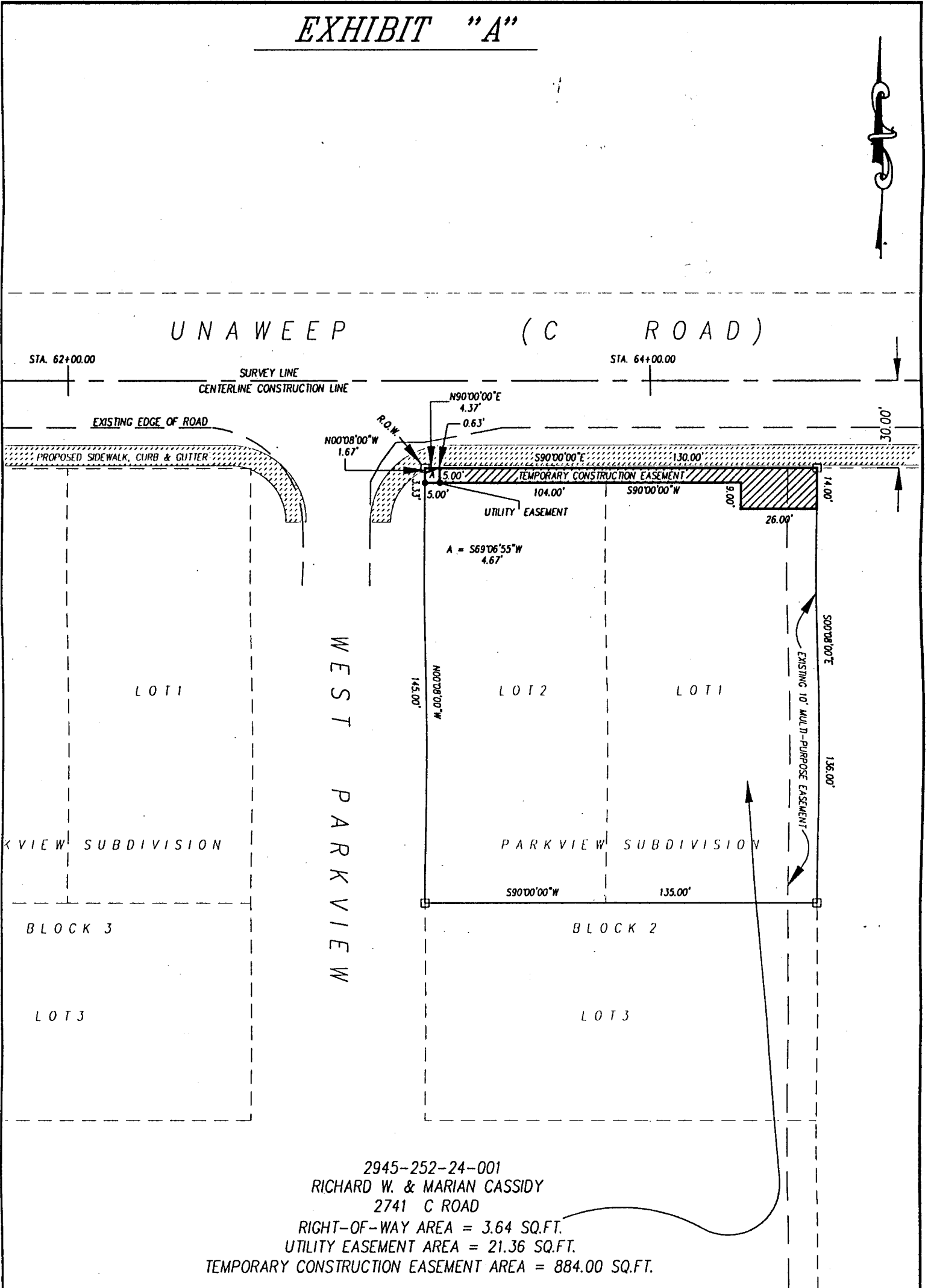
The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 1997, by Richard W. Cassidy and Marian Cassidy.

My commission expires: 12-7-1999

Witness my hand and official seal.

  
Notary Public

EXHIBIT "A"



2945-252-24-001  
 RICHARD W. & MARIAN CASSIDY  
 2741 C ROAD  
 RIGHT-OF-WAY AREA = 3.64 SQ.FT.  
 UTILITY EASEMENT AREA = 21.36 SQ.FT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA = 884.00 SQ.FT.

DRAWN BY: SRP  
 DATE: 11-07-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP77.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 191 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION