

RSM97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ROBERT L. MASON AND SHERRI D. MASON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2749 UNAWEEP AVENUE, UTILITY
EASEMENT, PARCEL NO. 2945-252-23-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3 PAGE DOCUMENT

GRANT OF EASEMENT

1827261 01/08/98 0347PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Robert L. Mason and Sherri D. Mason, Grantors, for and in consideration of the sum of One-Hundred Seventeen and 86/100 Dollars (\$117.86), 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 Southeast corner of Lot 1, Block 1 of Parkview Subdivision; thence S 90°00'00" W along the south line of said Lot 1, Block 1 a distance of 62.86 feet to the southwest corner of said Lot 1, Block 1; thence N 00°08'00" W along the west line of said Lot 1, Block 1 a distance of 5.00 feet; thence leaving the west line of said Lot 1, Block 1 N 90°00'00" E a distance of 62.86 feet to a point on the east line of said Lot 1, Block 1; thence S 00°08'00" E along the east line of said Lot 1, Block 1 a distance of 5.00 feet to the point of beginning, containing 314.30 square feet as described herein and as 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 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 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 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 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 21 day of December, 1997.

Robert L. Mason
Robert L. Mason

Sherri D. Mason
Sherri D. Mason

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 21st day of December,
by Robert L. Mason and Sherri D. Mason.

My commission expires: 6-7-1999

Witness my hand and official seal.

Martha S. Bull
Notary Public

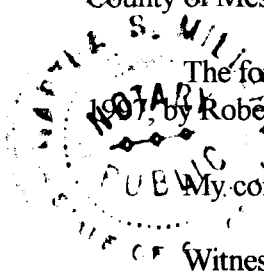
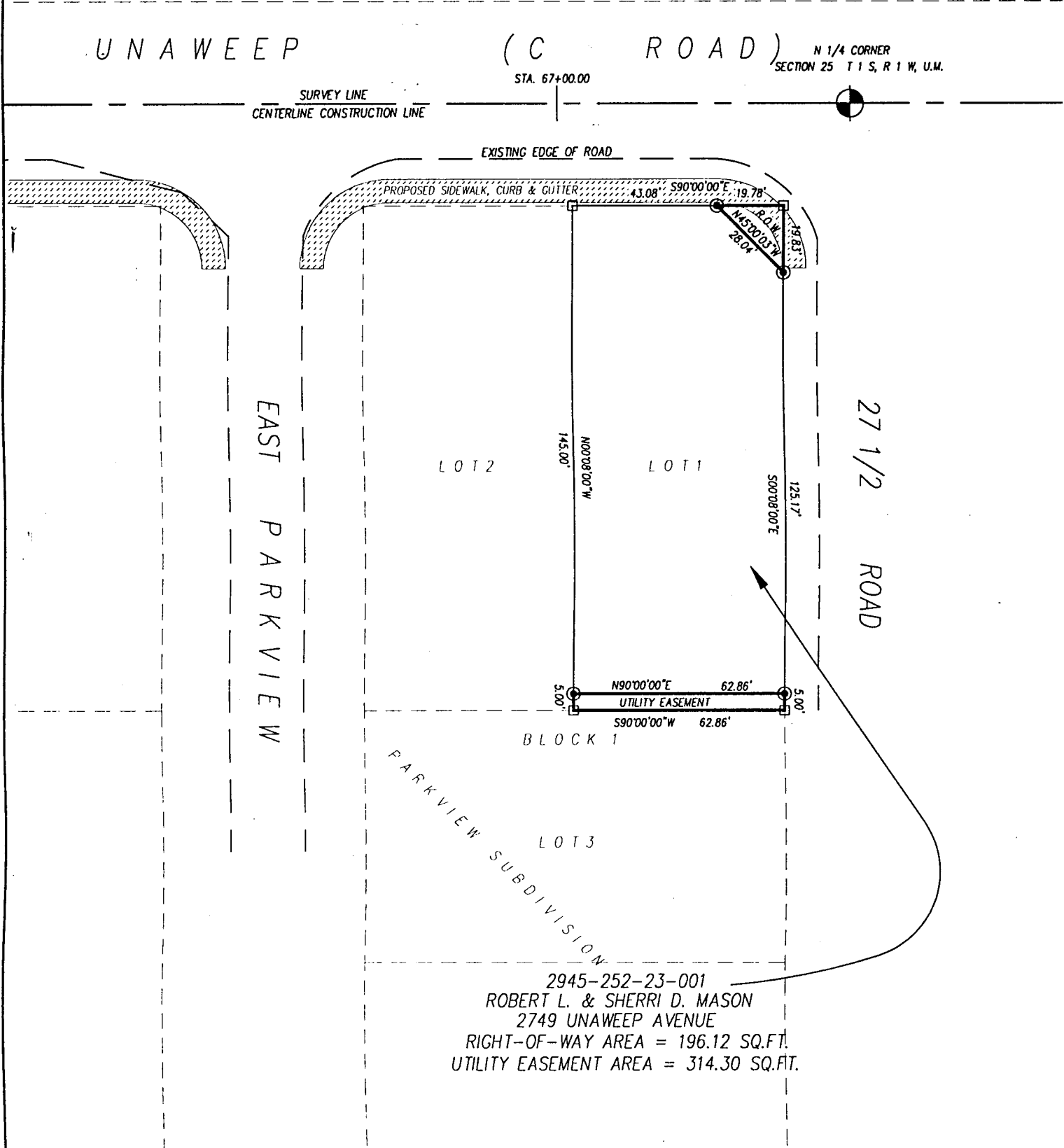


EXHIBIT "A"



2945-252-23-001
 ROBERT L. & SHERRI D. MASON
 2749 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA = 196.12 SQ.FT.
 UTILITY EASEMENT AREA = 314.30 SQ.FT.

DRAWN BY: SRP
 DATE: 12-02-96
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP82.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (197)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION