

SCH97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: PAUL P. SCHLEISMAN, VERLEEN V. SCHLEISMAN,
LOUIS L. HOTCHKISS AND BERDEEN G. HOTCHKISS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF EASEMENT DATED
JANUARY 17, 1997, FOR UTILITIES AT 2695 UNAWEEP
PARCEL NO. 2945-261-05-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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DONNA TODD CLERK REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

GRANT OF EASEMENT

Paul P. Schleisman, Verleen V. Schleisman, Louis L. Hotchkiss and Berdeen G. Hotchkiss, Grantors, for and in consideration of the sum of One Thousand Four Hundred Forty and 00/100 Dollars (\$1,440.00), 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 Perpetual Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Beginning at the Southeast Corner of Lot 2, Block 6 of Perkins Subdivision First Addition - Replat No. 1, situate in the Northeast 1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 10 at Page 47 in the office of the Mesa County Clerk and Recorder;
thence N 90°00'00" W along the South line of said Lot 2 a distance of 7.00 feet;
thence leaving the South line of said Lot 2, N 00°27'00" W a distance of 10.00 feet;
thence S 90°00'00" E a distance of 2.00 feet;
thence N 00°27'00" W a distance of 130.00 feet to a point on the South boundary of an existing Utility & Irrigation Easement as shown on said recorded plat;
thence S 90°00'00" E along the South boundary of said existing easement a distance of 5.00 feet to a point on the East boundary of said Lot 2:
thence S 00°27'00" E along the East boundary of said Lot 2 a distance of 140.00 feet to the Point of Beginning,
containing 720.0 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.

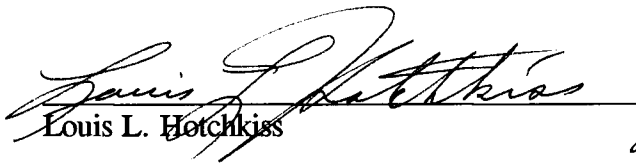

1. Grantors reserve the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting 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 this 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 17th day of January, 1997.

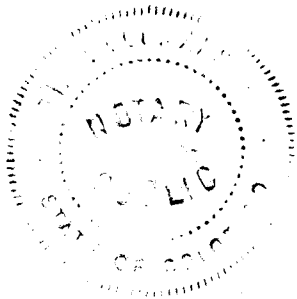

Paul P. Schleisman 
Verleen V. Schleisman


Louis L. Hotchkiss 
Berdéen G. Hotchkiss

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of January, 1997, by Paul P. Schleisman, Verleen V. Schleisman, Louis L. Hotchkiss and Berdeen G. Hotchkiss.

My commission expires: February 28, 1998.
Witness my hand and official seal.



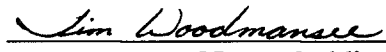

Notary Public

EXHIBIT "A"

MICHAELA'S VILLAGE



UNAWEEP (C ROAD)

40.00'

STA 38+00

NORTH LINE SECTION 26

SURVEY LINE
CENTERLINE CONSTRUCTION LINE

30.00'

PROPOSED SIDEWALK, CURB & GUTTER

S90°00'00"E

150.00'

EXISTING 10' UTILITY & IRRIGATION EASEMENT

5.00'

10.00'

S00°27'00"E

PROPOSED UTILITY EASEMENT

N00°27'00"W

130.00'

140.00'

2.00'

10.00'

7.00'

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 1, BLK 6

LOT 2, BLK 6

BLOCK 5

N00°27'00"W
135.00'

N90°00'00"W

143.00'

20' ALLEY

ALLEY (31')

PERKINS SUBDIVISION

FIRST ADD.-REPLAT NO. 1

2945-261-05-002
PAUL P. & VERLEEN V. SCHLEISMAN
BERDEEN G. & LOUIS L. HOTCHKISS
2695 C ROAD
UTILITY EASEMENT AREA = 120.00 SQFT.

BLOCK 8

DRAWN BY: SRP
DATE: 01-16-97
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: WEEP57.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (149)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION