

SGM97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: SWANY G. MONGER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2724 UNAWEEP AVENUE, UTILITY
EASEMENT, PARCEL NO. 2945-243-00-119

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1799258 0924AM 05/20/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Swany G. Monger, Grantor, for and in consideration of the sum of Thirty Seven and 50/100 Dollars (\$37.50), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does 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:

Commencing at the Southwest Corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the Southwest 1/4 of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of the Southwest 1/4 of said Section 24 a distance of 1120.00 feet; thence N 00°00'00" E a distance of 93.50 feet to a point on the West right-of-way for Pine Street and the True Point of Beginning;
thence N 00°00'00" E along the West right-of-way for Pine Street a distance of 5.00 feet;
thence leaving said right-of-way line, N 90°00'00" W a distance of 5.00 feet;
thence S 00°00'00" W a distance of 5.00 feet;
thence S 90°00'00" E a distance of 5.00 feet to the True Point of Beginning,
containing 25.00 square feet as described herein and as depicted on the **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. Grantor reserves 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 Grantor hereby covenants with Grantee that the easement area 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 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. Grantor hereby covenant with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 _____ day of _____, 1997.

Swany G. Monger
Swany G. Monger

State of Colorado)
)ss.
County of Mesa)

(See attachment)

The foregoing instrument was acknowledged before me this ____ day of _____, 1997, by Swany G. Monger.

My commission expires: _____

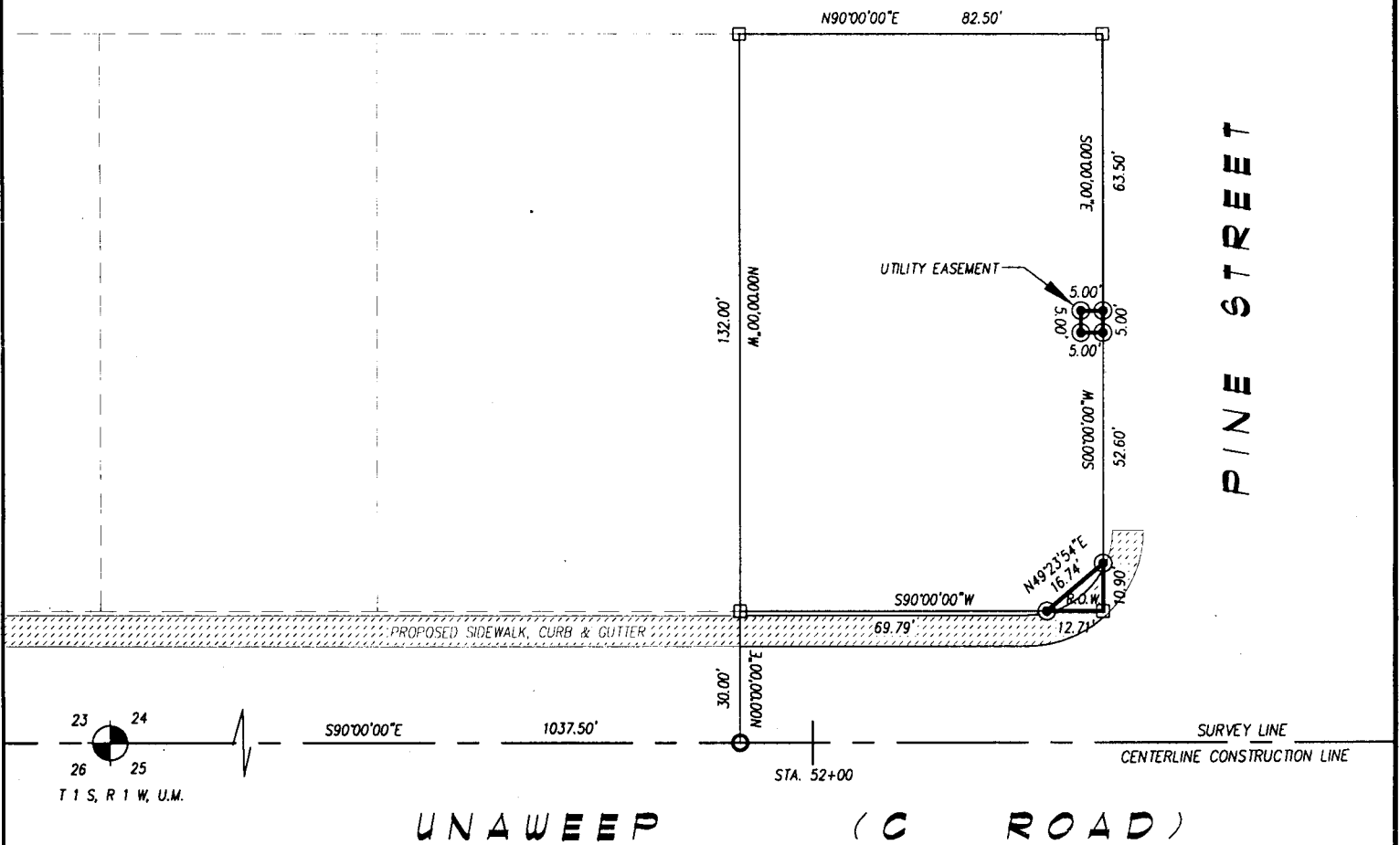
Witness my hand and official seal.

Notary Public

EXHIBIT "A"



2945-243-00-119
 SWANY G. MONGER
 2724 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 6825 SQ.FT.
 UTILITY EASEMENT AREA : 25.00 SQ.FT.



DRAWN BY: SRP
 DATE: 2-04-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP47.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (158)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

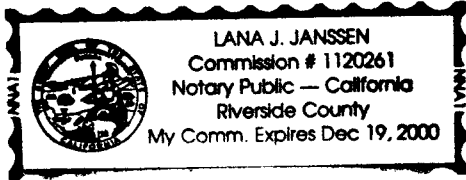
State of California

County of Riverside

On May 16, 1997 before me, Lana J. Janssen, Notary Public

personally appeared Swany G. Monger

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lana J. Janssen
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement, Grand Jet, Co. Ref: 2724 Unaweep Ave

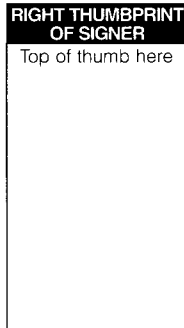
Document Date: May 16, 1997 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Swany G. Monger

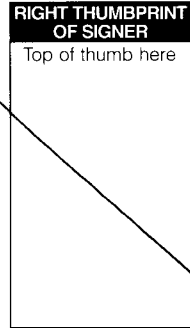
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

