

SIM97CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: INSTALLING, MAINTAINING AND REPAIRING UTILITIES AND RELATED APPURTENANCES AND FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: LINDA G. SIMPSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2735 50 C ROAD,
GRAND JUNCTION, COLORADO

PARCEL NO.: 2945-252-00-109

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Linda G. Simpson, Grantor, for and in consideration of the sum of Thirty One and 25/100 Dollars (\$31.25), 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 Easements on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northeast Corner of the E1/2 W1/2 NE1/4 NW1/4 of Section 25, 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 North line of the NE1/4 NW1/4 of said Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said NE1/4 NW1/4 a distance of 103.00 feet; thence S 00°00'00" E a distance of 30.00 feet to a point on the North right-of-way line for Unawep Avenue and the **True Point of Beginning**; thence N 90°00'00" W along the North right-of-way line for Unawep Avenue a distance of 5.00 feet; thence leaving said right-of-way line, S 00°00'00" E a distance of 5.00 feet; thence S 90°00'00" E a distance of 5.00 feet; thence N 00°00'00" W a distance of 5.00 feet to the True Point of Beginning, containing 25.0 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. 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 covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant these Easements; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

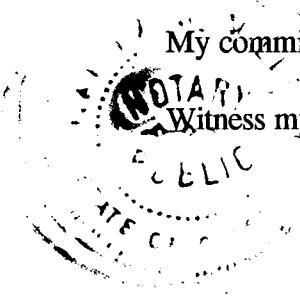
Executed and delivered this 31st day of March, 1997.

Linda G. Simpson
Linda G. Simpson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31st day of March, 1997, by Linda G. Simpson.

My commission expires: June 7, 1999



Witness my hand and official seal.

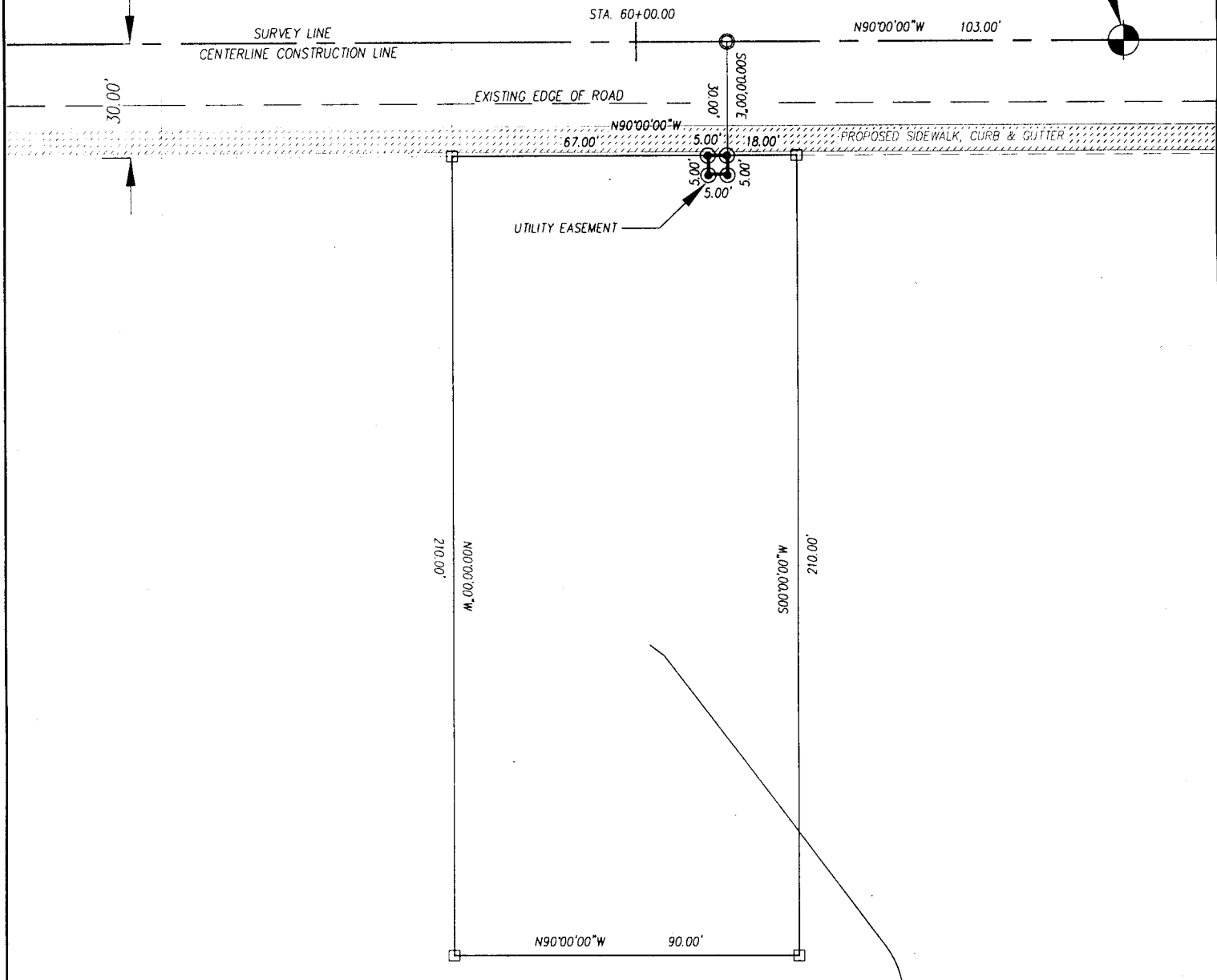
Matthew S. Muller
Notary Public

EXHIBIT "A"



NE CORNER
E 1/2 W 1/2 NE 1/4 NW 1/4
SECTION 25 T 1 S, R 1 W, U.M.

UNAWEEP (C ROAD)



2945-252-00-109
LINDA G. SIMPSON
2735 50 C ROAD
UTILITY EASEMENT AREA : 25.00 SQFT.

DRAWN BY: SRP
DATE: 3-10-97
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: WEEP73.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (183)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION