

SOL9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: SOL'S HOUSE OF HEAT, A COLORADO PARTNERSHIP,  
BY: DANIEL ALLEN, PARTNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PUBLIC UTILITIES EASEMENT  
FOR 24 ROAD, NORTH OF PATTERSON ROAD - 633 24 RD, PARCEL NO. 2945-054-00-071

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**GRANT OF PUBLIC UTILITIES EASEMENT**

**Book 2515 Page 865**

SOL'S HOUSE OF HEAT, a Colorado partnership, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to 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 and benefit of Grantee and for the use and benefit 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 East ¼ Corner of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the Northeast ¼ of the Southeast ¼ (NE ¼ SE ¼) of said Section 5 to bear S 00°01'38" E with all bearings contained herein being relative thereto; thence S 00°01'38" E along the East line of the NE ¼ SE ¼ of said Section 5 a distance of 685.00 feet; thence leaving the East line of said NE ¼ SE ¼, N 89°53'55" W a distance of 87.00 feet to the True Point of Beginning; thence S 00°01'38" E a distance of 305.00 feet; thence N 89°53'55" W a distance of 15.00 feet; thence N 00°01'38" W a distance of 15.00 feet; thence S 89°53'55" E a distance of 10.00 feet; thence N 00°01'38" W a distance of 290.00 feet; thence S 89°53'55" E a distance of 5.00 feet to the Point of Beginning, containing 1,675.00 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, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantor shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or the Public Utilities, or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 7<sup>TH</sup> day of JUNE, 1999.

SOL'S HOUSE OF HEAT,  
a Colorado partnership

  
Daniel Allen, Partner

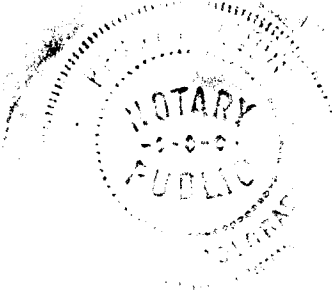
State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of June, 1999, by Daniel Allen, Partner of SOL'S HOUSE OF HEAT, a Colorado partnership.

My commission expires: 3.3.01  
Witness my hand and official seal.

*Regina Qui*

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Notary Public



**EXHIBIT "A"**

E 1/4  
SEC. 5  
T1S, R1W, U.M.



**LELAND AVE**

168.00'  
N89°53'55"W

74.94'  
N89°53'55"W

685.00'  
S00°01'38"E

5.00'  
12.06' P.O.B.

S31°56'20"E  
47.19'

50.00'  
R.O.W.

**24 ROAD**

2945-054-00-071  
SOL'S HOUSE OF HEAT  
633 24 RD  
UTILITY EASEMENT AREA = 1675.00 SQ.FT.

5' UTILITY EASEMENT

290.00'

S00°01'38"E

S00°01'38"E

N00°01'38"W

305.00'

FUTURE 24 ROAD IMPROVEMENTS

265.00'

**LEACH CREEK**

S89°53'55"E  
10.00'

N00°01'38"W  
15.00'

N89°53'55"W  
158.00'

15.00'

37.00'

**RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION**

DRAWN BY: SRP  
DATE: 5-21-99  
SCALE: 1" = 40'  
APPR. BY: IW  
FILE NO: FU24RD2.DWG

*EASEMENT DESCRIPTION MAP*

*24 ROAD*

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**