

TAY99PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ANTHONY SCOTT TAYLOR AND SHELLY LEEANN TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PUBLIC UTILITIES EASEMENT  
ON PATTERSON ROAD - 105 MANTEY HEIGHTS DRIVE, PARCEL NO. 2945-121-34-01, LOT  
1, ROSEHAVEN SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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**GRANT OF PUBLIC UTILITIES EASEMENT**

Anthony Scott Taylor and Shelly LeeAnn Taylor, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby 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:

**Book 2615 Page 888**

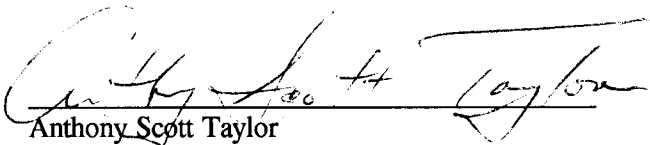
Commencing at the Northwest Corner of Lot 1 of Rosehaven, a subdivision situate in the Northeast ¼ of the Northeast ¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 15 at Page 86 in the office of the Mesa County Clerk and Recorder, and considering all bearings as shown on the recorded plat of said Rosehaven to be relative hereto; thence S 89°56'00" E along the north boundary line of said Lot 1 a distance of 15.00 feet; thence leaving the north boundary line of said Lot 1, S 00°10'00" E a distance of 2.00 feet to a point on the south line of an existing Utility Easement as described by instrument recorded in Book 1552 at Pages 23 through 27 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;  
thence S 89°56'00" E along the south line of said existing Utility Easement a distance of 160.74 feet to a point of curvature on the northeasterly boundary line of said Lot 1;  
thence along the northeasterly boundary line of said Lot 1, 12.15 feet along the arc of a curve concave to the southwest, having a radius of 30.00 feet, a central angle of 23°12'20", and a long chord bearing S 48°24'32" E a distance of 12.07 feet;  
thence leaving the northeasterly boundary line of said Lot 1, N 89°56'00" W a distance of 169.73 feet to a point on the east line of an existing Utility Easement as dedicated on the recorded plat of said Rosehaven;  
thence N 00°10'00" W along the east line of said existing Utility Easement a distance of 8.00 feet to the Point of Beginning,  
containing 1,326.78 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

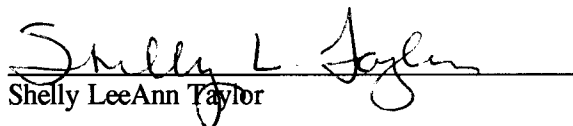
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees 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. Grantors 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 Grantors hereby covenant 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. Grantors hereby covenants 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 21 day of July, 1999.

  
Anthony Scott Taylor

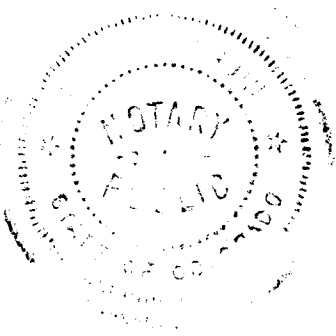
  
Shelly LeeAnn Taylor

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of July,  
1999, by Anthony Scott Taylor and Shelly LeeAnn Taylor.

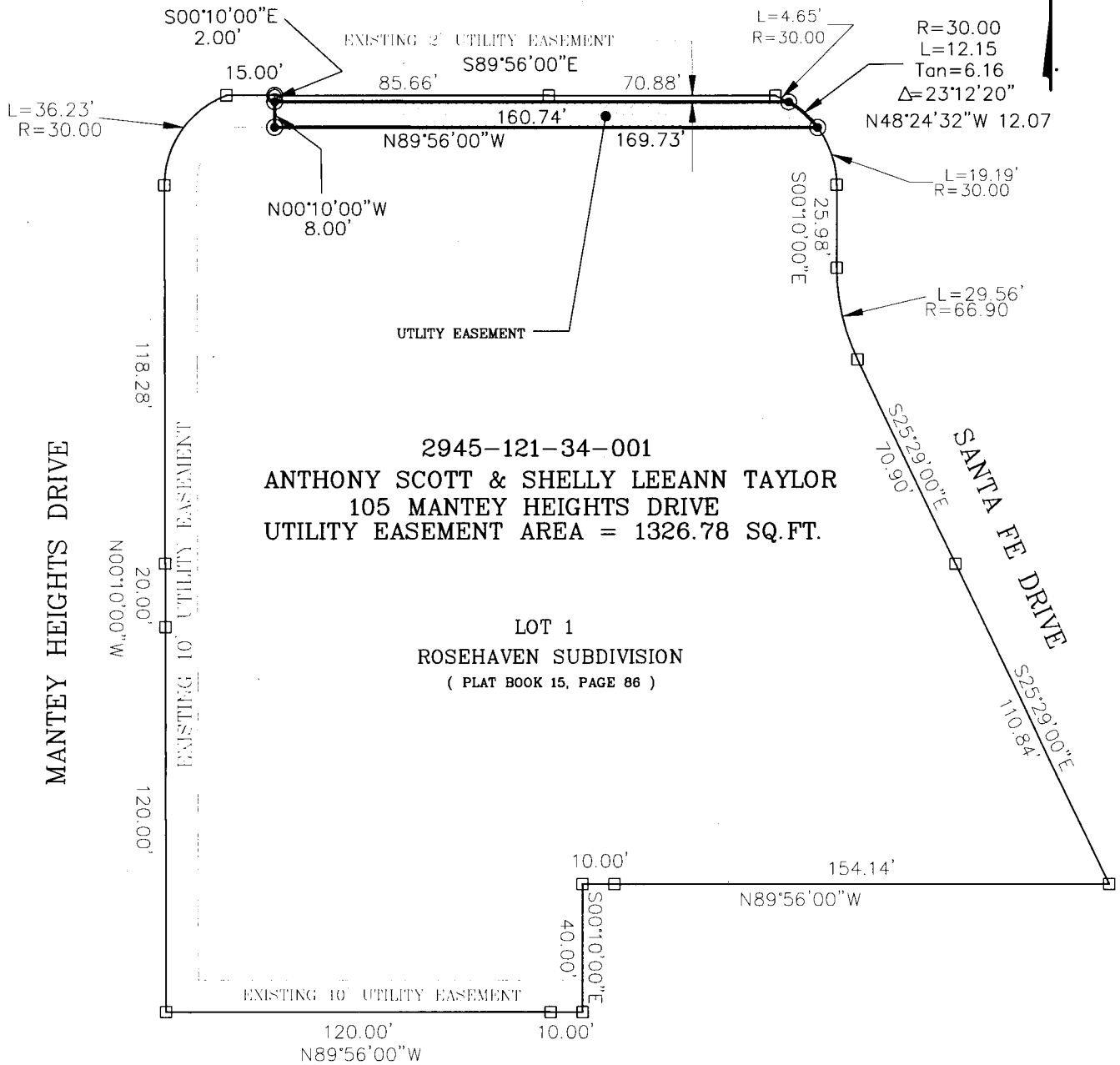
My commission expires: 3-3-01  
Witness my hand and official seal.

*Peggy D. Quinn*  
Notary Public



# EXHIBIT "A"

F ROAD ( PATTERSON )



2945-121-34-001  
 ANTHONY SCOTT & SHELLY LEEANN TAYLOR  
 105 MANTEY HEIGHTS DRIVE  
 UTILITY EASEMENT AREA = 1326.78 SQ. FT.

LOT 1  
 ROSEHAVEN SUBDIVISION  
 ( PLAT BOOK 15, PAGE 86 )

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

DRAWN BY: SRP  
 DATE: 7-2-99  
 SCALE: 1" = 50'  
 APPR. BY: TW  
 FILE NO: TONY.DWG

EASEMENT DESCRIPTION MAP

LOT 1 - ROSEHAVEN SUBDIVISION

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