

TRU97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN M. TRUMBO AND LURA J. TRUMBO

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2677 UNAWEEP AVENUE, UTILITY
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-261-00-038

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF EASEMENT

John M. Trumbo and Lura J. Trumbo, Grantors, for and in consideration of the sum of Forty-seven dollars and 20/100 Dollars (\$47.20), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No. PE133 of City of Grand Junction Unaweep Avenue Reconstruction Project for the installation, operation, maintenance, repair of public utilities, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the NE¹/₄ NE¹/₄ NE¹/₄ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Beginning at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) 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;
thence S 90°00'00" E along the North line of said NE1/4 NE1/4 a distance of 165.00 feet;
thence S 00°30'00" E a distance of 30.00 feet ;
thence 114.87 feet along the arc of a non-tangent curve to the right having a radius of 1030.00 feet, a central angle of 06°23'23", and a long chord bearing N 84°40'37" W a distance of 114.81 feet to the True Point of Beginning;
thence S 47°32'47" W a distance of 9.60 feet;
thence N 42°27'13" W a distance of 6.95 feet;
thence N 47°32'47" E a distance of 4.02 feet;
thence 8.91 feet along the arc of a non-tangent curve to the left having a radius of 1030.00 feet, a central angle of 00°29'45", and a long chord bearing N 81°14'03"W a distance of 8.91 feet to the True Point of Beginning;
containing 47.25 square feet as described herein and as depicted on the attached Exhibit "A".

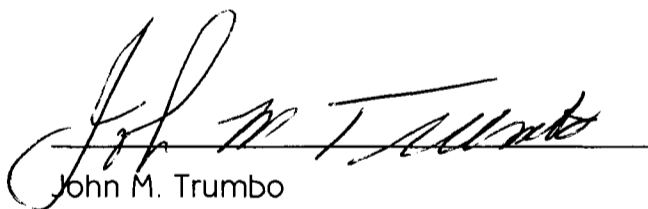
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said public utilities, appurtenances and facilities related thereto, and 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 following terms, covenants, conditions and restrictions:

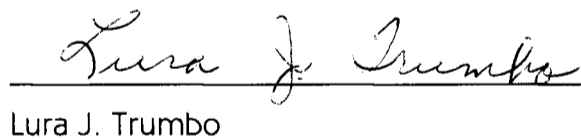
1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors, their successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

2. Grantors shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantors hereby covenant with Grantee that the easement areas 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 on, along, over, under, through and across the easement area.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 18th day of February, 1996.7

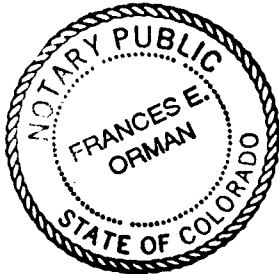

John M. Trumbo


Lura J. Trumbo

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of February, 1997 by John M. Trumbo and Lura J. Trumbo.

Witness my hand and official seal.
My commission expires 6-8-99

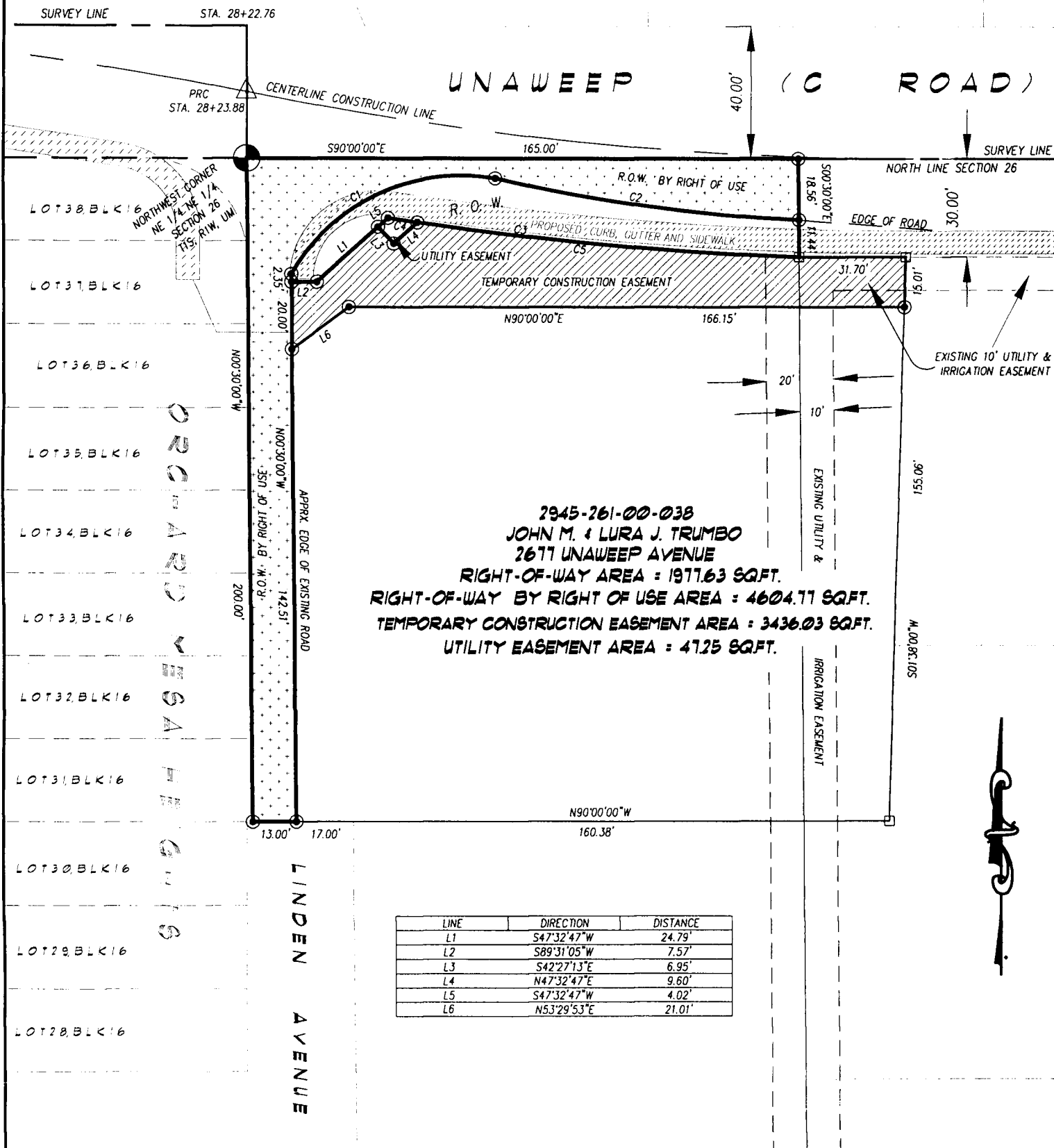


Frances E. Orman
Notary Public

EXHIBIT "A"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	58.05'	72.12'	41.54'	67.57'	N64°26'35"E	71°10'52"
C2	502.96'	91.90'	46.08'	91.77'	S82°08'07"E	10°28'06"
C3	1030.00'	123.78'	61.97'	123.71'	N84°25'44"W	06°53'08"
C4	1030.00'	8.91'	4.46'	8.91'	N81°14'03"W	00°29'45"
C5	1030.00'	114.87'	57.49'	114.81'	N84°40'37"W	06°23'23"

LOT 2 BLK 1
MICHAEL'S VILLAGE



2945-261-00-038
 JOHN M. & LURA J. TRUMBO
 2677 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 1977.63 SQFT.
 RIGHT-OF-WAY BY RIGHT OF USE AREA : 4604.71 SQFT.
 TEMPORARY CONSTRUCTION EASEMENT AREA : 3436.03 SQFT.
 UTILITY EASEMENT AREA : 4725 SQFT.

LINE	DIRECTION	DISTANCE
L1	S47°32'47"W	24.79'
L2	S89°31'05"W	7.57'
L3	S42°27'13"E	6.95'
L4	N47°32'47"E	9.60'
L5	S47°32'47"W	4.02'
L6	N53°29'53"E	21.01'

DRAWN BY: SRP
 DATE: 10-25-96
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP27.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (133)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION