

UNI9812S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: UNITY CENTER OF LIGHT BY JUDITH MARIE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3205 N. 12<sup>TH</sup> STREET,  
PARCEL NO. 2945-024-00-959, UTILITY EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Unity Center of Light, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Three Hundred Fifty and 00/100 Dollars (\$350.00), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 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 East 1/4 Corner of Section 2, 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 Southeast 1/4 (SE 1/4) of said Section 2 to bear S 00°04'41" W with all bearings contained herein being relative thereto; thence N 89°54'19" W along the north line of the SE 1/4 of said Section 2 a distance of 40.0 feet to a point on the west right-of-way line for North 12<sup>th</sup> Street; thence S 00°04'41" W along the west right-of-way line for North 12<sup>th</sup> Street a distance of 21.50 feet to the True Point of Beginning; thence S 00°04'41" W along the west right-of-way line for North 12<sup>th</sup> Street a distance of 10.00 feet; thence leaving said right-of-way line, N 89°54'19" W a distance of 20.00 feet; thence N 00°04'41" E a distance of 10.00 feet; thence S 89°54'19" E a distance of 20.00 feet to the Point of Beginning, containing 200.0 square feet as described herein and as 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 structures or any other item or fixture 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 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 15 day of October, 1998.

Unity Center of Light,  
a Colorado non-profit corporation



Marilyn Blair

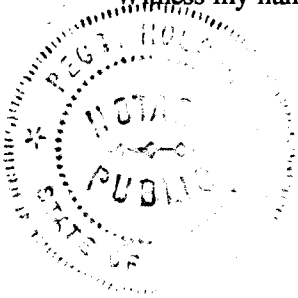
Judith Marie  
Secretary, Board of Trustees

State of Colorado )  
  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 1998,  
by Judith Marie as Secretary, Board of Trustees and attested to  
by Marilyn Blair as Board Member of Unity  
Center of Light, a Colorado non-profit corporation.

My commission expires: 3.3.01

Witness my hand and official seal.

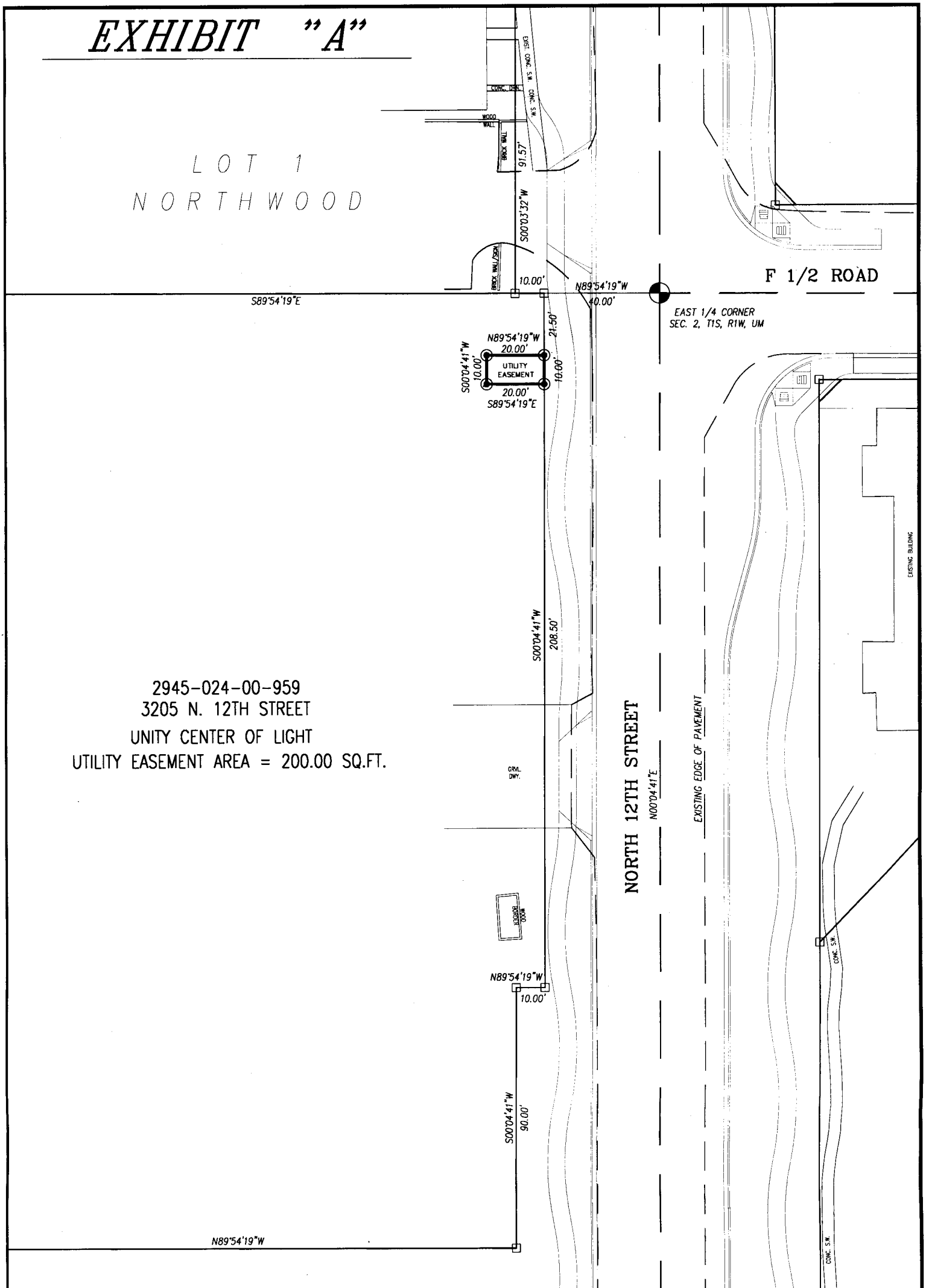


[Signature]  
Notary Public

# EXHIBIT "A"

LOT 1  
NORTHWOOD

2945-024-00-959  
3205 N. 12TH STREET  
UNITY CENTER OF LIGHT  
UTILITY EASEMENT AREA = 200.00 SQ.FT.



DRAWN BY: SRP  
DATE: 06-01-98  
SCALE: 1" = 40'  
APPR. BY: TW  
FILE NO: 12TH11.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
  
12TH STREET - BONITA TO HORIZON

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