

UWC9825R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: UTE WATER CONSERVANCY DISTRICT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 25 ROAD STORM SEWER IMPROVEMENTS,
PARCEL NO. 2945-102-01-948, LOT 6, SEN-BAR SUBDIVISION, PARCEL NO. 2945-102-
00-948, PARCEL NO. 2945-102-00-947, DRAINAGE EASEMENT, 25 ROAD STORM SEWER
IMPROVEMENTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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IMPROVEMENTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1848149 05/29/98 0937AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$25.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Ute Water Conservancy District, a Colorado conservancy district, Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of an underground storm drainage pipeline and related facilities, the receipt and sufficiency of which is hereby acknowledged, hereby dedicates, 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, three (3) Perpetual Easements for the installation, operation, maintenance, repair and replacement of an underground storm drainage pipeline and related facilities, on, along, over, under, through and across the following described parcels of land, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

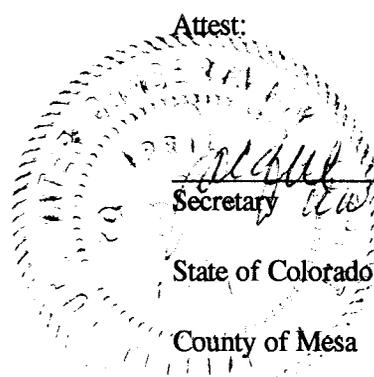
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easements as may be required to permit the operation of standard utility construction 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 these Easements 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 areas shall not be burdened or overburdened by Grantor erecting or placing any structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement areas.
2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said storm drainage pipeline and related facilities shall be performed with due care using commonly accepted standards and techniques. Grantee shall, at Grantee's sole costs and expense, substantially restore and repair the surface and condition of the Easement areas and/or any other portion of the Grantor's property affected by Grantee's exercise of the rights herein granted to a condition reasonably approximate to that which existed prior to Grantee's entry.
3. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant these Easements; 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 26th day of May, 1998.

Ute Water Conservancy District,
a Colorado conservancy district

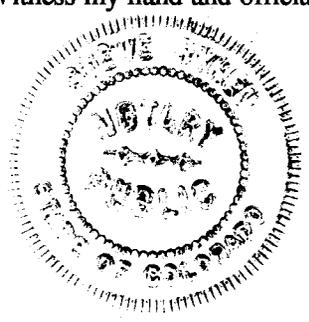
Attest:

 Jacqueline Stafford
Secretary
State of Colorado)
County of Mesa)

Wallace G. Downer
President of the Board of Directors

The foregoing instrument was acknowledged before me this 26th day of May, 1998, by Wallace G. Downer as President and attested to by Jacqueline Stafford as Secretary of the Board of Directors of Ute Water Conservancy District, a Colorado conservancy district.

My commission expires: 03-21-2000
Witness my hand and official seal.



Steve Ryker
Notary Public

Exhibit "A"

Easement Parcel No. 1:

Beginning at the Northeast Corner of Lot 6 of Sen-Bar Subdivision, situate in the Northwest 1/4 of Section 10, 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 9 at Page 195 in the office of the Mesa County Clerk and Recorder; thence SOUTH along the East boundary line of said Lot 6 a distance of 219.18 feet to a point on the North boundary line of an existing Utility Easement; thence WEST along the North boundary line of said existing Utility Easement a distance of 20.00 feet; thence leaving the North boundary line of said existing Utility Easement, NORTH a distance of 194.18 feet; thence N 45°00'00" W a distance of 35.36 feet to a point on the North boundary line of said Lot 6; thence EAST along the North boundary line of said Lot 6 a distance of 45.00 feet to the Point of Beginning, containing 4,696.10 square feet as described herein and as depicted on Exhibit "A-1" attached hereto and incorporated herein by reference.

Easement Parcel No. 2:

Commencing at the West 1/4 Corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northwest 1/4 of said Section 10 to bear due NORTH with all bearings contained herein being relative thereto; thence NORTH along the West line of the Northwest 1/4 of Section 10 a distance of 400.00 feet; thence EAST a distance of 660.00 feet to the **True Point of Beginning**; thence WEST a distance of 20.00 feet; thence NORTH a distance of 200.00 feet; thence EAST a distance of 20.00 feet; thence SOUTH a distance of 200.00 feet to the Point of Beginning, containing 4,000.00 square feet as described herein and as depicted on Exhibit "A-2" attached hereto and incorporated herein by reference.

Easement Parcel No. 3:

Commencing at the Southwest Corner of the Northwest 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the Southwest 1/4 of the Northwest 1/4 (SW1/4 NW1/4) of said Section 10 to bear S 89°55'34" E with all bearings contained herein being relative thereto; thence S 89°55'34" E along the South line of the SW1/4 NW1/4 of said Section 10 a distance of 660.00 feet to the **True Point of Beginning**; thence NORTH a distance of 340.00 feet to a point on the South right-of-way line for West Pinyon Avenue; thence N 84°36'38" E along the South right-of-way line for West Pinyon Avenue a distance of 30.13 feet; thence leaving said right-of-way line, SOUTH a distance of 342.87 feet to a point on the South line of the SW1/4 NW1/4 of said Section 10; thence N 89°55'34" W along the South line of the SW1/4 NW1/4 of said Section 10 a distance of 30.00 feet to the Point of Beginning, containing 10,243.01 square feet as described herein and as depicted on Exhibit "A-3" attached hereto and incorporated herein by reference.

EXHIBIT "A-1"



INLAND AVENUE

60'

60'

P.O.B.
NE CORNER
LOT 6

EAST
185.00'

45.00'
N45°20'00"W
35.36'

LOT 1

2945-102-01-948
UTE WATER CONSERVANCY DISTRICT
DRAINAGE EASEMENT AREA = 4696.10 SQ.FT.

NORTH

DRAINAGE EASEMENT

SOUTH

LOT 2

LOT 3

BLOCK 6

WESTGATE PARK SUBDIVISION

LOT 6
SEN-BAR SUBDIVISION

219.18'

NORTH

EXISTING 6' UTILITY EASEMENT

LOT 4

EXISTING 10' UTILITY EASEMENT

WEST
230.00'

WEST
20.00'

70.00'

LOT 5

DRAWN BY: SRP
DATE: 03-09-98
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: 25RDSTS1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

25 ROAD STORM SEWER IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

EXHIBIT "A-2"

LOT 6
SEN-BAR SUBDIVISION

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

BLOCK 6
WESTGATE PARK SUBDIVISION

EXISTING 10' UTILITY EASEMENT

DRAINAGE EASEMENT

200.00'
NORTH
DRAINAGE EASEMENT
SOUTH
200.00'

EXISTING 6' UTILITY EASEMENT

EXISTING 15' UTILITY EASEMENT

2945-102-00-948
UTE WATER CONSERVANCY DISTRICT
DRAINAGE EASEMENT AREA = 4000.00 SQ.FT.

EAST
20.00'

WEST
20.00'

P.O.B.
BEARS NORTH 400.00' & EAST 660.00'
FROM THE W 1/4 COR. S.10, T.1S, R.1W, U.M.

WEST PINYON AVENUE

DRAWN BY: SRP
DATE: 03-09-98
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: 25RDSIS2.DWG

RIGHT-OF-WAY DESCRIPTION MAP

25 ROAD STORM SEWER IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

EXHIBIT "A-3"

LOT 7, BLOCK 6

LOT 8, BLOCK 6
WESTGATE PARK SUBDIVISION

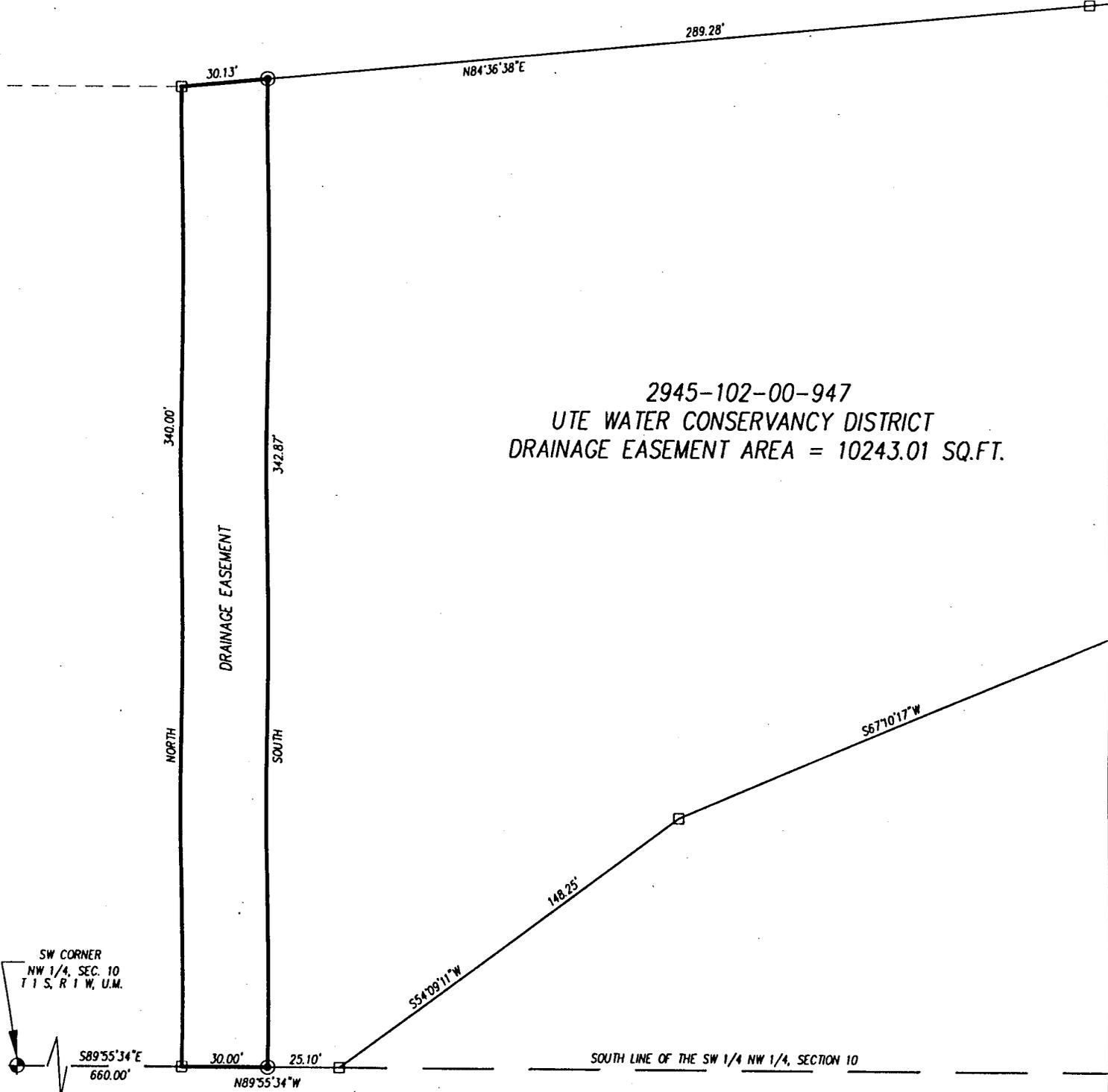
SOUTH WESTGATE DRIVE

LOT 25, BLOCK 5
WESTGATE PARK SUBDIVISION



WEST PINYON AVENUE

2945-102-00-947
UTE WATER CONSERVANCY DISTRICT
DRAINAGE EASEMENT AREA = 10243.01 SQ.FT.



SW CORNER
NW 1/4, SEC. 10
T 1 S, R 1 W, U.M.

S89°55'34"E
660.00'

30.00' 25.10'
N89°55'34"W

SOUTH LINE OF THE SW 1/4 NW 1/4, SECTION 10

DRAWN BY: SRP
DATE: 03-10-98
SCALE: 1" = 50'
APPR. BY: IW
FILE NO: 25RDSTS3.DWG

RIGHT-OF-WAY DESCRIPTION MAP
25 ROAD STORM SEWER IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION