

VAR97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: VAL ROWLEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2756 UNAWEEP AVENUE, UTILITY
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-244-00-147

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1827259 01/08/98 0347PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Val Rowley, Grantor, for and in consideration of the sum of Twenty-Seven and 00/100 Dollars (\$27.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto 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 Public Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land situate in the SW 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 24; thence S 90°00'00" E along the south line of said Section 24 a distance of 337.50 feet to a point; thence leaving said south line N 00°00'00" E a distance of 30.00 feet to a point; thence N 90°00'00" E a distance of 52.50 feet to the True Point of beginning of the parcel described herein; thence N 00°00'00" W a distance of 3.00 feet to a point; thence N 90°00'00" E a distance of 6.00 feet to a point; thence S 00°00'00" E a distance of 3.00 feet to a point; thence S 90°00'00" W a distance of 6.00 feet to the point of beginning, containing 18.0 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, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

1. Grantor reserves the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements or 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 agrees that the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of persons and property; all damages to persons or property resulting from the failure to exercise due care, or other higher standard of care as may be applicable, shall be paid for and repaired at the expense of Grantee.

3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant these Easements; that he 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 26 day of December, 1997.

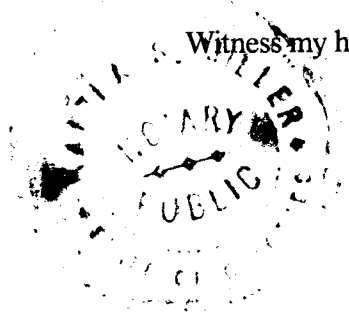
Val Rowley
Val Rowley

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26 day of December 1997, by Val Rowley.

My commission expires: 6-7-1999

Witness my hand and official seal.

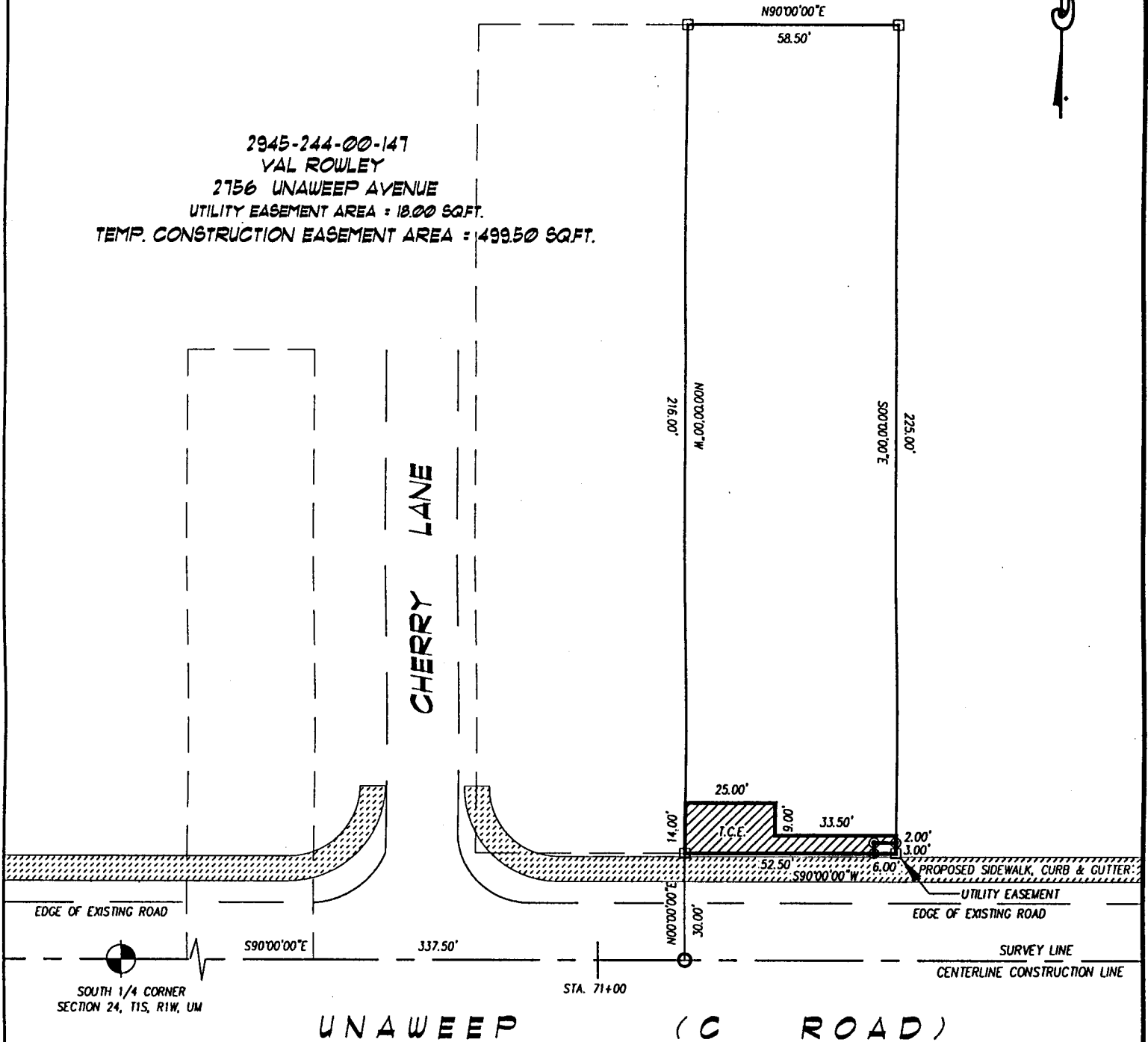


Martha S Muller
Notary Public

EXHIBIT "A"



2945-244-00-147
 VAL ROWLEY
 2756 UNAWEEP AVENUE
 UTILITY EASEMENT AREA : 18.00 SQ.FT.
 TEMP. CONSTRUCTION EASEMENT AREA : 499.50 SQ.FT.



DRAWN BY: SRP
 DATE: 12-05-96
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP96.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (184)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION