

WFN971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RICHARD O. WOODFIN AND D.  
IRENE WOODFIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2402 NORTH  
1ST STREET UTILITIES EASEMENT FOR FIRST STREET BETWEEN  
ORCHARD AVENUE AND PATTERSON ROAD 2945-112-00-061

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF EASEMENT

Richard O. Woodfin and D. Irene Woodfin, as Trustees of the Woodfin Revocable Trust, Grantors, for and in consideration of the sum of Two Hundred Eight and 49/100 Dollars (\$208.49), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey 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 Perpetual Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northwest Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW1/4 NW1/4 of said Section 11 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the West line of said NW1/4 NW1/4 a distance of 922.00 feet; thence leaving the West line of said NW1/4 NW1/4, N 89°43'19" E a distance of 30.00 feet; thence S 00°29'41" E a distance of 117.18 feet; thence N 79°58'19" E a distance of 3.05 feet to the **True Point of Beginning**;

thence N 00°29'41" W a distance of 6.08 feet;

thence N 79°58'19" E a distance of 68.99 feet;

thence S 10°01'41" E a distance of 6.00 feet;

thence S 79°58'19" W a distance of 70.00 feet to the Point of Beginning,

containing 416.98 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 to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities 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 Grantors 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 area.

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.

3. Grantors hereby covenant 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 22 day of April, 1997.

Richard O. Woodfin  
Richard O. Woodfin, Trustee

D. Irene Woodfin  
D. Irene Woodfin, Trustee

State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 1997, by Richard O. Woodfin and D. Irene Woodfin as Trustees of the Woodfin Revocable Trust.

My commission expires: 2-28-98

Witness my hand and official seal.

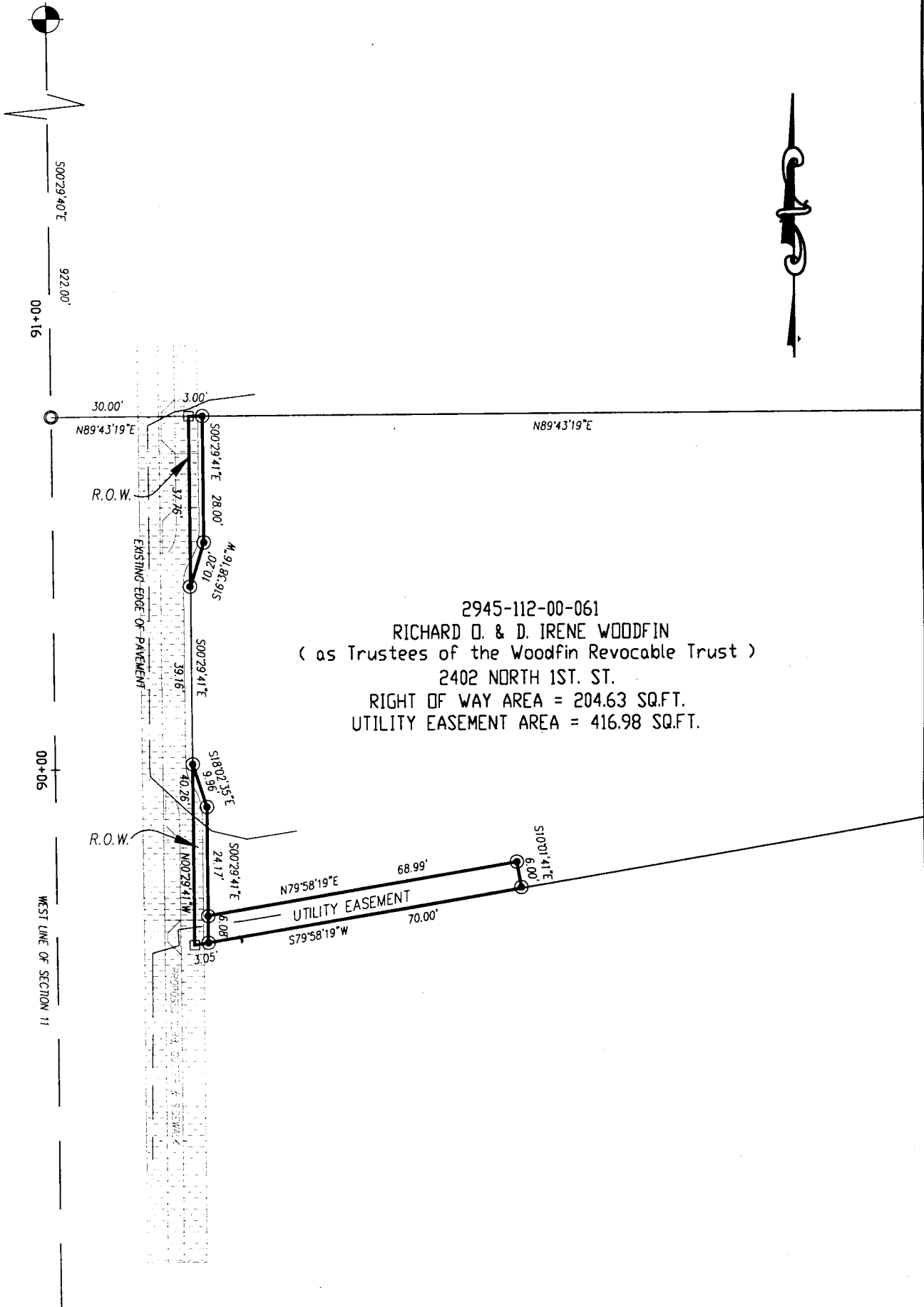
Jim Woodmansee  
Notary Public



# EXHIBIT "A"

NORTHWEST CORNER  
SECTION 11  
T1S, R1W, U.M.

NORTH 1ST STREET



2945-112-00-061  
 RICHARD D. & D. IRENE WOODFIN  
 ( as Trustees of the Woodfin Revocable Trust )  
 2402 NORTH 1ST. ST.  
 RIGHT OF WAY AREA = 204.63 SQ.FT.  
 UTILITY EASEMENT AREA = 416.98 SQ.FT.

DRAWN BY: SRP  
 DATE: 4-21-97  
 SCALE: 1" = 30'  
 APPR. BY: TKH  
 FILE NO: F122.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*  
 NORTH 1ST STREET - ORCHARD AVE. TO PATTERSON AVE.  
 ( 122 )

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