

YUG971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: EARL A. YOUNG AND FLOY E.
YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2303 NORTH
1ST STREET UTILITIES EASEMENT FOR FIRST STREET BETWEEN
ORCHARD AVENUE AND PATTERSON ROAD 2945-101-00-151

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

Earl A. Young and Floy E. Young, Grantors, for and in consideration of the sum of Two Hundred Forty Nine and 25/100 Dollars (\$249.25), the receipt and sufficiency of which is hereby acknowledged, have sold, conveyed and granted and by these presents do hereby sell, convey 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, two (2) Perpetual Utilities Easements on, along, over, under, through and across the following described parcels of land, to wit:

Easement Parcel No. 1:

Commencing at a point on the East line of the NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, from whence the Southeast Corner of said NE1/4 NE1/4 bears S 00°29'40" E a distance of 115.70 feet with all bearings contained herein being relative thereto; thence leaving the East line of said NE1/4 NE1/4, S 89°30'20" W a distance of 29.00 feet to a point on the West right-of-way line for North First Street and the True Point of Beginning;
thence S 00°29'41" E a distance of 8.27 feet;
thence S 26°57'11" E a distance of 1.94 feet;
thence S 89°30'20" W a distance of 10.86 feet;
thence N 00°29'40" W a distance of 10.00 feet;
thence N 89°30'20" E a distance of 10.00 feet to the Point of Beginning,
containing 100.75 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, and also;

Easement Parcel No. 2:

Commencing at a point on the East line of the SE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, from whence the Northeast Corner of said SE1/4 NE1/4 bears N 00°00'00" E a distance of 3.50 feet with all bearings contained herein being relative thereto; thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 30.00 feet to a point on the West right-of-way line for North First Street; thence S 00°00'00" W along the West right-of-way line for North First Street a distance of 73.00 feet to the True Point of Beginning;
thence S 00°00'00" W along the West right-of-way line for North First Street a distance of 6.00 feet;
thence leaving said right-of-way line, N 90°00'00" W a distance of 4.00 feet;
thence N 00°00'00" E a distance of 6.00 feet;
thence S 90°00'00" E a distance of 4.00 feet to the Point of Beginning,
containing 24.00 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 Easements, 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 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 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 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.

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 and demands of all persons whomsoever.

Executed and delivered this 22nd day of April, 1997.

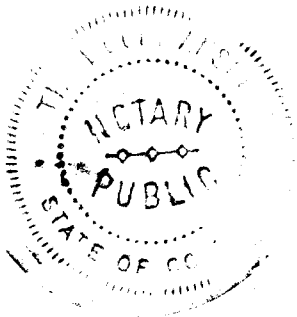
Earl A. Young
Earl A. Young

Floy E. Young
Floy E. Young

State of Colorado)
)ss.
County of Mesa)

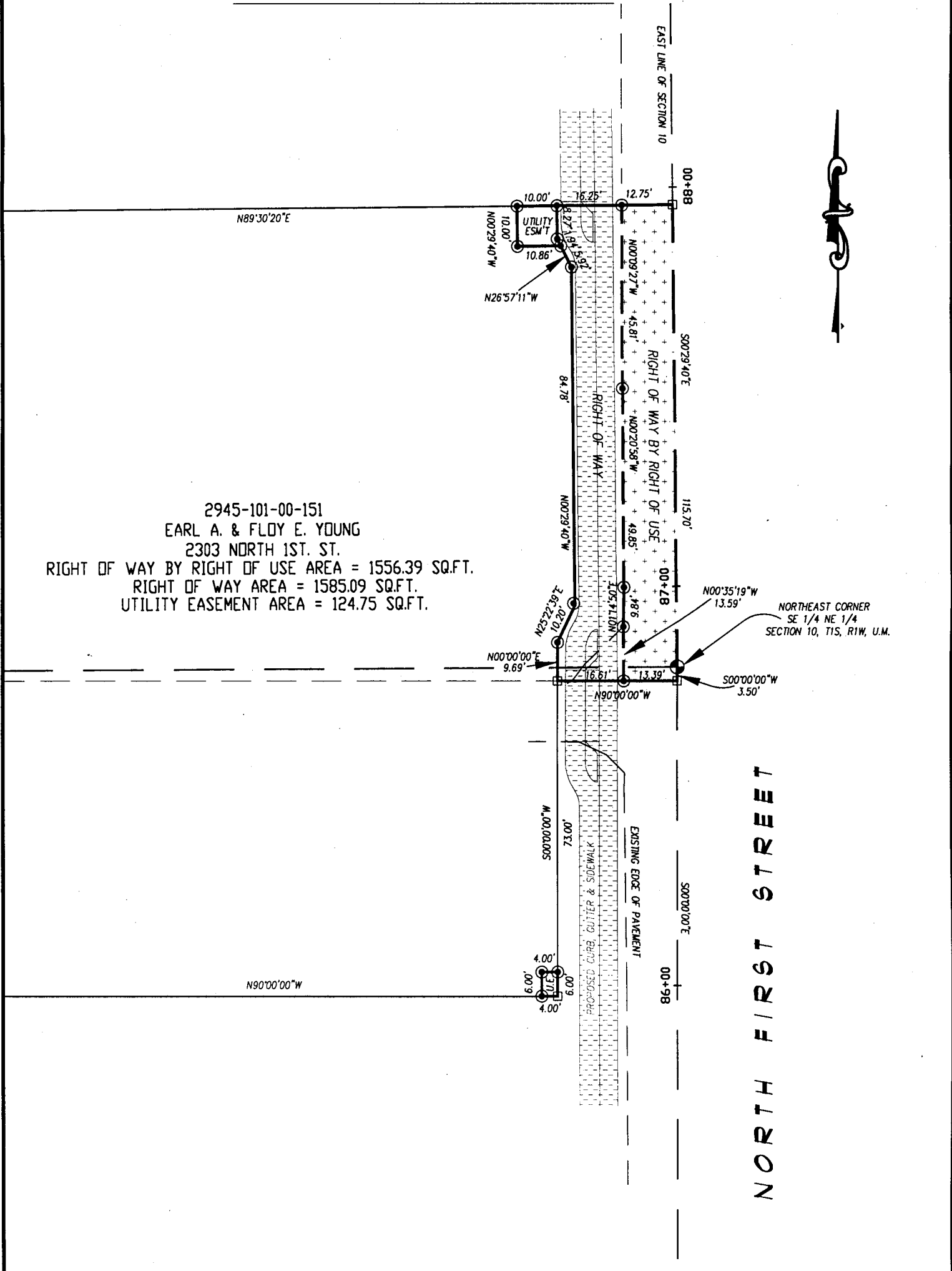
The foregoing instrument was acknowledged before me this 22nd day of April, 1997, by Earl A. Young and Floy E. Young.

My commission expires: 2-28-98
Witness my hand and official seal.



Tim Woodmansee
Notary Public

EXHIBIT "A"



2945-101-00-151
 EARL A. & FLOY E. YOUNG
 2303 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1556.39 SQ.FT.
 RIGHT OF WAY AREA = 1585.09 SQ.FT.
 UTILITY EASEMENT AREA = 124.75 SQ.FT.

DRAWN BY: SRP
 DATE: 4-11-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F119.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE.
 (119)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION