

## GRANT OF SANITARY SEWER EASEMENT

**Christine R. King as Trustee for The Christine R. King, a revocable living trust, dated April 17, 2004, Grantor**, whose address is 2610 Kelley Dr., Grand Junction, Colorado, 81506, who is the owner of the following described real property in Mesa County, Colorado:

A parcel of land described in Book 3755, Page 213, Public Records of Mesa County, Colorado

for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, for the use and benefit of the Persigo 201 Sewer System, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain 20.0 foot wide parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, lying entirely within that certain parcel of land described in Book 3755, Page 213, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 35 and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'47" E, along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 664.87 feet; thence S 00°04'13" E, a distance of 338.72 feet to a point being the Northeast corner of that certain parcel of land described in Book 3755, Page 213, Public Records of Mesa County, Colorado; thence S 08°02'45" E, along the East line of said parcel of land, a distance of 11.54 feet to a point being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 08°02'45" E, along said East line, a distance of 30.53 feet; thence S 32°52'26" W, a distance of 48.46 feet; thence N 57°07'34" W, a distance of 20.00 feet; thence N 32°52'26" E, a distance of 71.54 feet, more or less, to the Point of Beginning.

CONTAINING 1,200 Square Feet or 0.027 acres, more or less, as described herein and 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 with 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 construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an Easement for the purposes and uses and upon the terms stated herein. Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

**SHEET 1 OF 3**

The easement shall be for the use and benefit of Grantee, its members, employees, agents and contractors or any of its successors in title or interest, and the public for sanitary sewer and related facilities purposes.

Grantor hereby covenants with Grantee it has good title to the herein described 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 29<sup>th</sup> day of May, 2014, by Christine R. King as Trustee for The Christine R. King Trust, a revocable living trust, dated April 17, 2004.

By:   
Christine R. King, Trustee

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me by Christine R. King, Trustee for The Christine R. King Trust, a revocable living trust, dated April 17, 2004, this 29<sup>th</sup> day of May, 2014.

My commission expires 7/7/2016.

Witness my hand and official seal.



My Commission Expires 07/07/2016

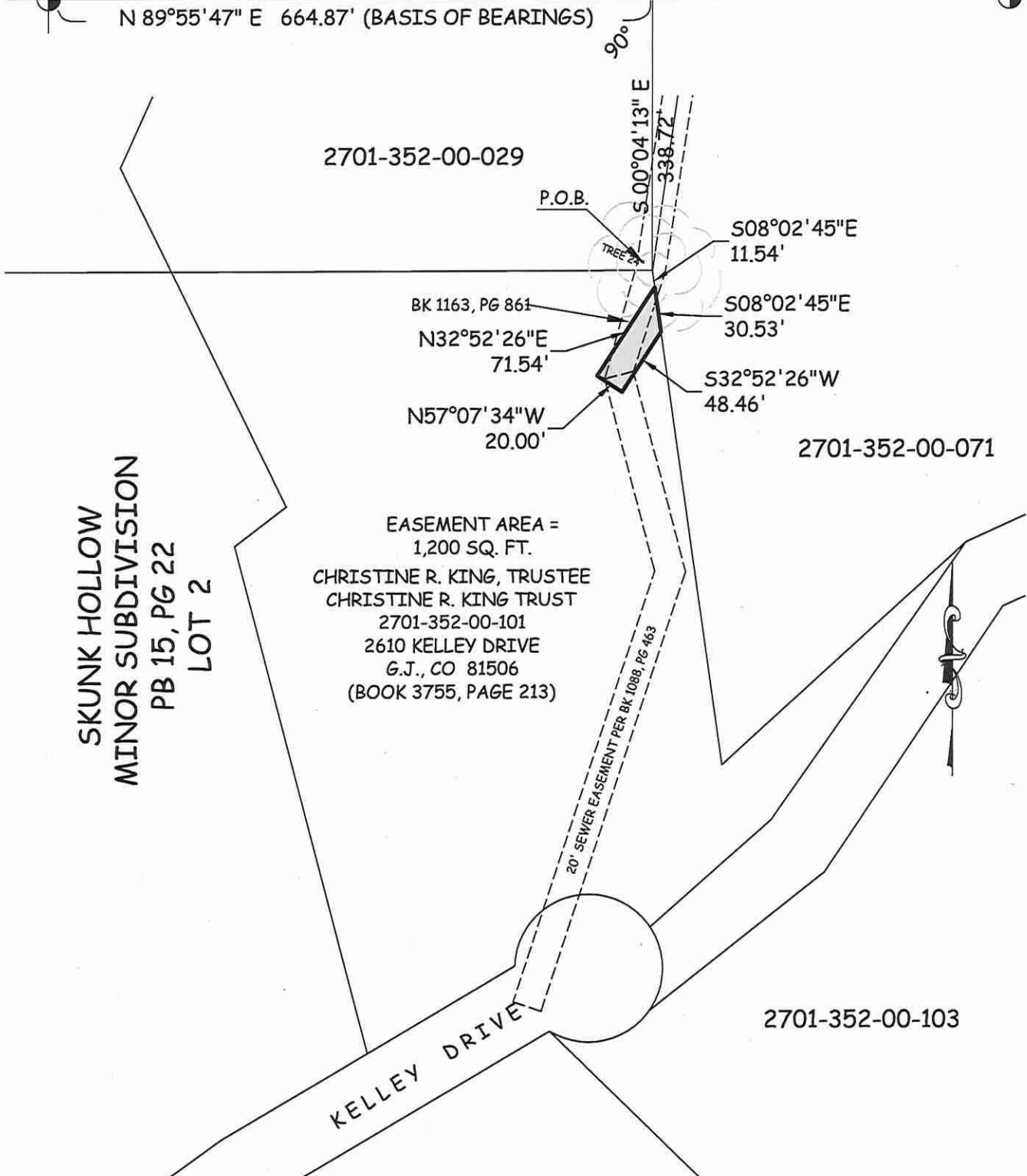
  
Notary Public

P.O.C.  
NW CORNER OF SEC 35  
TWP 1N, RGE 1W, U.P.M.

# EXHIBIT " A "

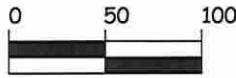
NORTH LINE OF NW 1/4 MW 1/4 SEC 35, TWP 1N, RGE 1W

N 89°55'47" E 664.87' (BASIS OF BEARINGS)



ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE  
U.M. UTE MERIDIAN



1 inch = 100 ft.

Lineal Units = U.S. Survey Foot



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3

DRAWN BY: P.T.K.  
DATE: 03-07-2014  
SCALE: 1" = 100'  
APPR. BY: J.B.

CHRISTINE R. KING, TRUSTEE  
THE CHRISTINE R. KING TRUST  
2610 KELLEY DRIVE  
SANITARY SEWER EASEMENT  
2701-352-00-101

