

GRANT OF SANITARY SEWER EASEMENT

Shirley Eileen Hart, Rebecca Jeanne Evans and Glen Robert Hart, as Joint Tenants, Grantors, whose address is 3015 E-1/2 Road, Grand Junction, Colorado 81504, who are the owners of the following described real property in Mesa County, Colorado:

A parcel of land described in Book 5048, Page 462, 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, have granted and conveyed, and by these presents do 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, Colorado 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 parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at a point on the East line of that certain parcel of land described in Book 5048, Page 462, Public Records of Mesa County, Colorado, being 187.29 feet South of the Southwest corner of Lot 7, Block 1, as measured on the Southerly extension of the West line of El Central Subdivision, as same is recorded in Plat Book 10, Page 1, Public Records of Mesa County, Colorado and assuming the West line of said El Central Subdivision bears S 00°01'28" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, continue S 00°01'28" W along the East line of said described parcel, a distance of 20.08 feet; thence S 84°57'01" W, a distance of 18.77 feet; thence N 52°06'39" W, a distance of 39.14 feet to a point on the South line of that certain 20 foot wide easement recorded in Book 956, Page 371, Public Records of Mesa County, Colorado; thence S 89°58'32" E, along said South line, a distance of 32.58 feet; thence S 52°06'39" E, a distance of 5.55 feet; thence N 84°57'01" E, a distance of 12.68 feet, more or less, to the Point of Beginning.

Said Easement contains 761 square feet, 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.

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 facilities and stormwater conveyance purposes.

Grantors hereby covenant with Grantee that Grantors have good title to the herein described premises; that Grantors have good and lawful right to grant this Easement; that Grantors warrant and will forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

SHEET 1 OF 3

Grantors, their successors and assigns, shall not interfere with the surface use of the Easement area granted to Grantee hereunder and shall not act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

Executed and delivered this 10th day of October, 2013, by Shirley Eileen Hart, Rebecca Jeanne Evans and Glen Robert Hart, as joint tenants.

By: Shirley Eileen Hart
Shirley Eileen Hart

By: Rebecca Evans
Rebecca Jeanne Evans

By: Glen R. Hart
Glen Robert Hart

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of October, 2013, by Shirley Eileen Hart and Glen Robert Hart.

My commission expires 04/07/2014.

Witness my hand and official seal.



Mary E. Sparks
Notary Public

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of October, 2013, by Rebecca Jeanne Evans.

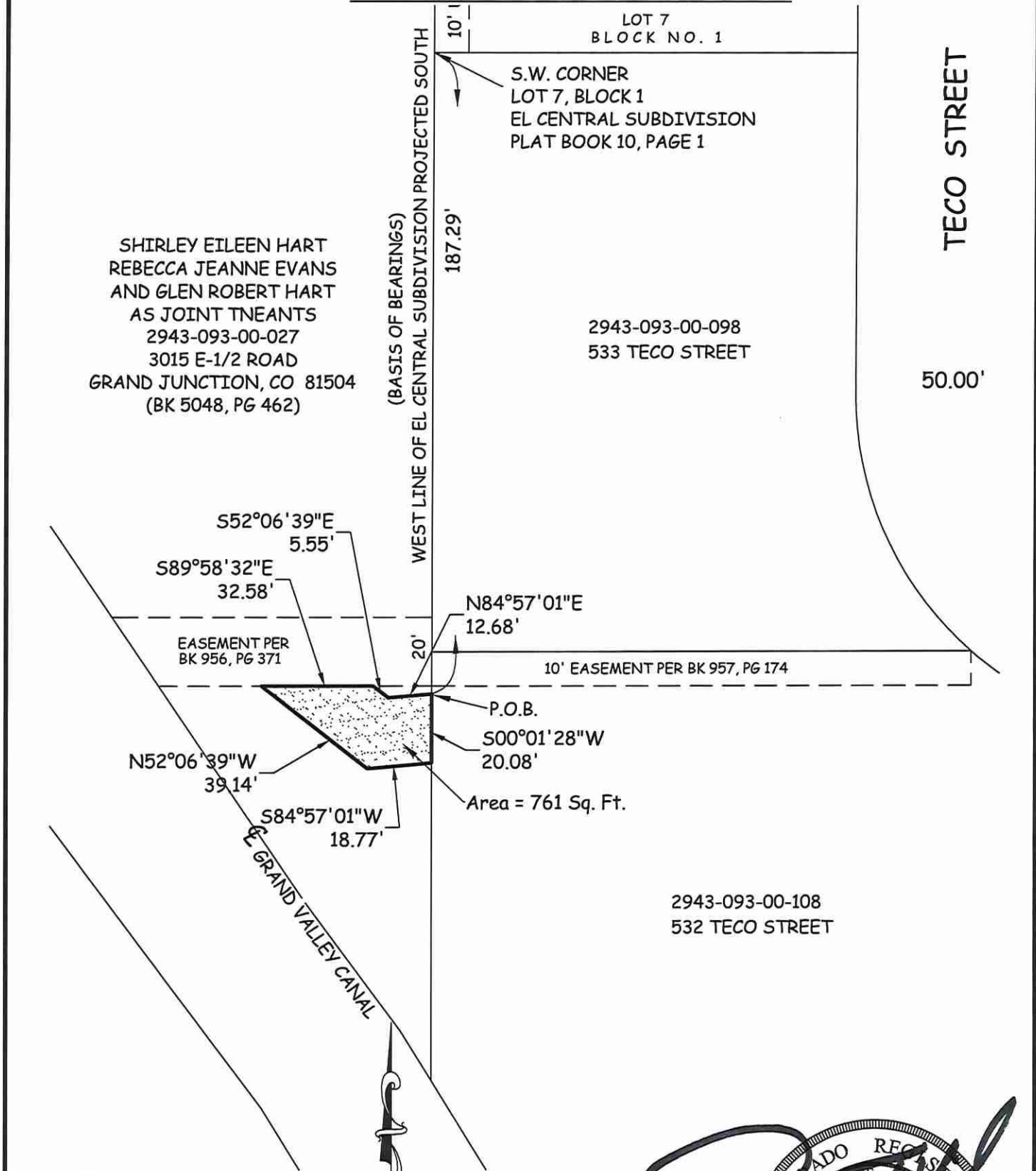
My commission expires 04/07/2014.

Witness my hand and official seal.



Mary E. Sparks
Notary Public

EXHIBIT "A"



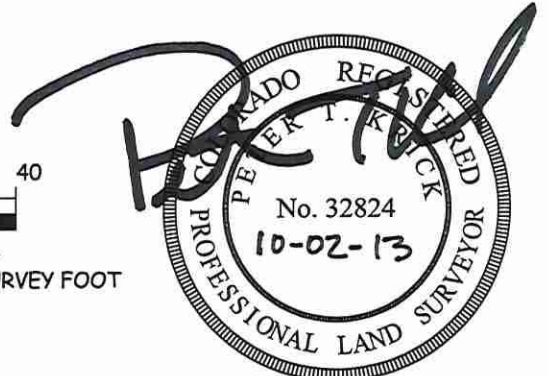
ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE



1 inch = 40 ft.

LINEAL UNITS = US 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

Revised: 4-5-13

DRAWN BY: PTK
 DATE: 02-21-13
 SCALE: 1" = 40'
 APPR. BY: PTK

SHIRLEY HART, REBECCA EVANS
 AND GLEN HART
 2943-093-00-027
 3015 E-1/2 ROAD
 SANITARY SEWER EASEMENT

