

GRANT OF SANITARY SEWER

Danny R. Kinnett and Christine Kinnett, as Joint Tenants, Grantors, whose address is 532 Teco Street, 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 2814, Page 139, 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:

COMMENCING at the Northwest corner of that certain parcel of land described in Book 2814, Page 139, Public Records of Mesa County, Colorado with said Northwest corner, by deed, being East 991.5 feet and South 934 feet from the West Quarter (W 1/4) corner of said Section 9 and assuming the West line of El Central Subdivision bears S 00°01'28" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°01'28" W along the West line of said parcel of land, a distance of 12.29 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 84°57'01" E, a distance of 25.85 feet to a point on the South line of a 10 foot Easement, as same is recorded in Book 957, Page 174, Public Records of Mesa County, Colorado; thence S 89°58'32" E along the South line of said easement, a distance of 130.18 feet; thence S 21°30'08" W, a distance of 9.49 feet; thence S 84°57'01" W, a distance of 153.05 feet to a point on the West line of said parcel; thence N 00°01'28" E, along the West line of said parcel, a distance of 20.08 feet, more or less, to the Point of Beginning.

Said Easement contains 2,364 Square Feet or 0.054 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.

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

EXHIBIT "A"

EL CENTRAL SUBDIVISION
PLAT BOOK 10, PAGE 1

50.00'

LOT 7
BLOCK NO. 1

10' UTILITY & IRRIGA'

WEST LINE OF EL CENTRAL SUBDIVISION PROJECTED SOUTH

10' UTILITY & IRR

TECO STREET

15

2943-093-00-098
533 TECO STREET

50.00'

2943-093-00-027

(BASIS OF BEARINGS)

175.00'

P.O.C.
N.W. CORNER OF
BK 2814, PG 139

EASEMENT PER
BK 956, PG 371

N84°57'01"E
25.85'

500°01'28"W
12.29'

N. LINE OF BK 2814, PG 139

10' EASEMENT PER BK 957, PG 174

P.O.B.

S89°58'32"E 130.18'

S84°57'01"W

153.05'

S21°30'08"W
9.49'

Area = 2364 Sq. Ft.

DANNY R. KINNETT AND
CHRISTINE KINNETT
AS JOINT TENANTS
2943-093-00-108
532 TECO STREET
GRAND JUNCTION, CO 81504
(BOOK 2814, PAGE 139)

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

0 20 40

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

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

DANNY R. AND CHRISTINE KINNETT
2943-093-00-108
532 TECO STREET
SANITARY SEWER EASEMENT

CITY OF
Grand Junction
COLORADO