

ADA94CAR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: HAROLD C. ADAMS, WARREN A.
BRODERSON, LINWOOD V. WYNCOOP, AND RICHARD E. SMITH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2680 CAROL
PLACE SOUTH CAMP SANITARY SEWER EXTENSION, BUFFALO COURT
LATERAL PARCEL NO. 2947-351-00-941

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1683668 02:28 PM 05/26/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WITNESSETH:

WHEREAS, the City plans to install a sanitary sewer line known as the South Camp Sanitary Sewer Extension, Buffalo Court Lateral, for the health, safety and welfare of the inhabitants of the City of Grand Junction and Mesa County 201 Sewer Service Area, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from Harold C. Adams, Warren A. Broderson, Linwood V. Wyncoop, and Richard E. Smith, hereinafter referred to as the "Grantors", a Perpetual Sanitary Sewer Easement for the installation, operation, repair and maintenance of the Project;

NOW THEREFORE, the Grantors, for and in consideration of the sum of \$1,500.00 (One thousand five hundred dollars and 00/100ths), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of an underground sanitary sewer line, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the SE¼ of Section 35, Township 11 South, Range 101 West of the 6th P.M., County of Mesa, State of Colorado, said easement being more particularly described as follows, to wit:

The West 20 feet and the North 20 feet of the North 133.5 feet of the West ½ of the East ½ of Tract 39 Resurvey, all in Section 35, Township 11 South, Range 101 West, 6th P.M.

Containing 15,907.96 sq. ft.

Exhibit "A" is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with the Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantors and Grantee.
2. Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.
3. Grantors further 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.
4. Grantee shall insure that all land surfaces within this easement which are disturbed from installation of said underground sanitary sewer shall be returned as nearly as practicable to their original condition or better.

Signed this 26th day of May, 1994.

Richard Smith
 Harold C. Adams Richard Smith
 as Attorney-in-fact for Fern
 O. Adams, Personal Representative
 in the estate of Harold C. Adams

Warren A. Broderson
 Warren A. Broderson

Linwood V. Wyncoop
 Linwood V. Wyncoop

Richard E. Smith
 Richard E. Smith

STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Harold C. Adams.

My commission expires _____
 Witness my hand and official seal.

NOT REQUIRED

 Notary Public

STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10th day of March, 1994, by Warren A. Broderson.

My commission expires 1/29/95
 Witness my hand and official seal.

Gregg K. Koff
 Notary Public

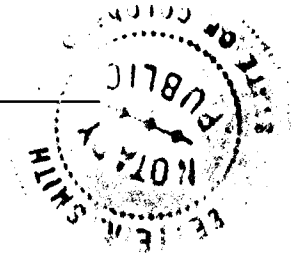


STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29th day of March, 1994, by Linwood V. Wyncoop.

My commission expires 10-22-96
Witness my hand and official seal.

Bette R. Smith
Notary Public

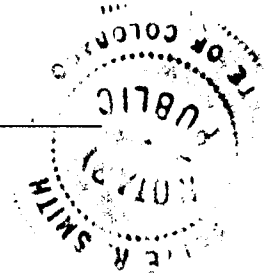


STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29th day of March, 1994, by Richard E. Smith.

My commission expires 10-22-96
Witness my hand and official seal.

Bette R. Smith
Notary Public



STATE OF COLORADO)
)ss.
COUNTY OF MESA)

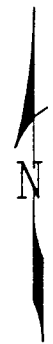
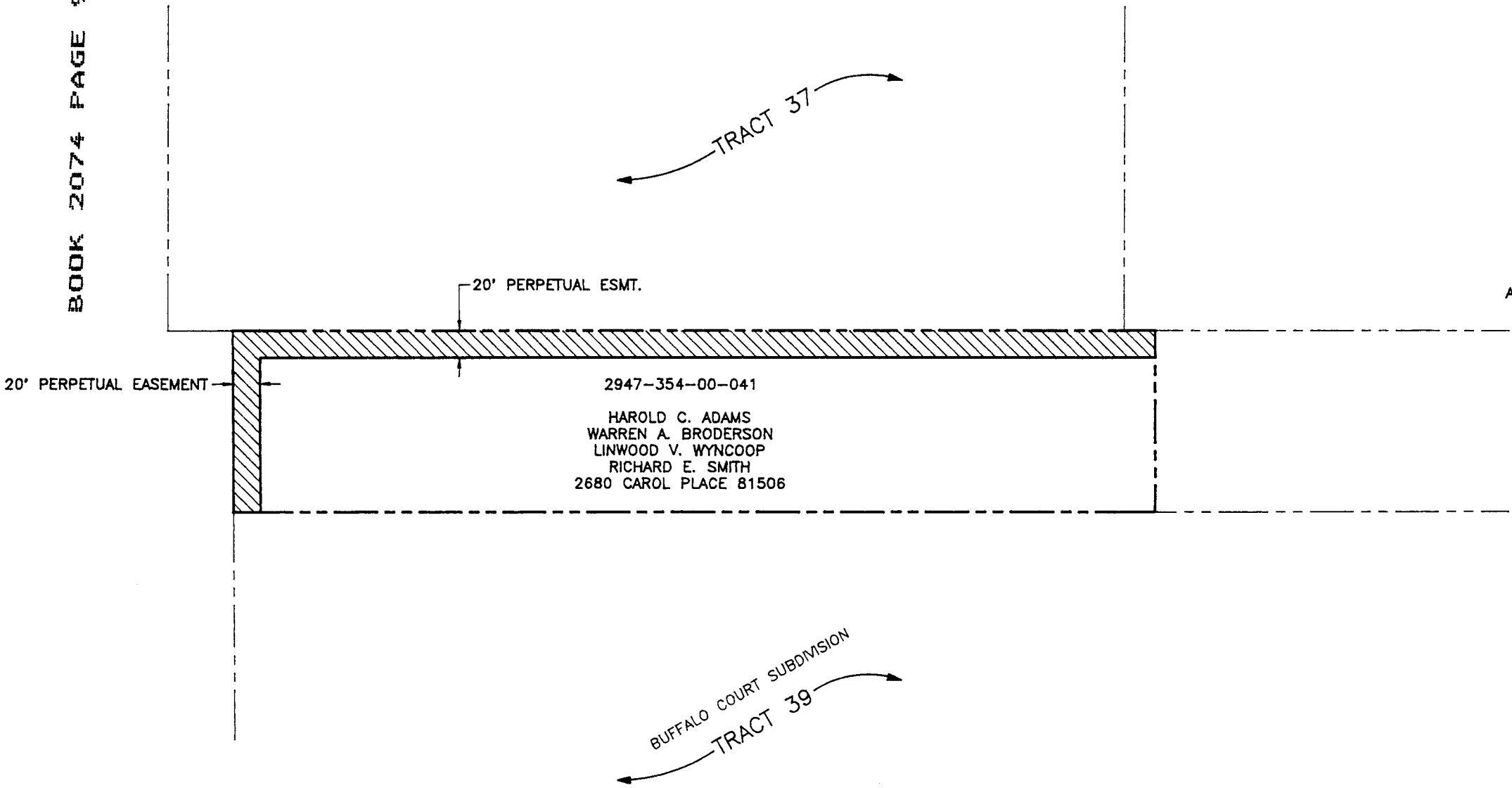
The foregoing instrument was acknowledged before me this 26th day of May, 1994, by Richard Smith as Attorney in Fact for Fern O. Adams, Personal Representative in the estate of Harold C. Adams.

My commission expires March 3, 1997
Witness my hand and official seal.



Reynold Holen
Notary Public

EXHIBIT "A"



1" = 100'

AREA = 15,907.96 SQ. FT.

99322ROW.DWG

EASEMENT DESCRIPTION MAP	
PARCEL NO.	2947-351-00-941
APPROVED	_____
DATE	C.A.K. 02/24/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
SOUTH CAMP SEWERLINE EXTENSION