

BCC99G5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (SEWER)

NAME OF PROPERTY OWNER OR GRANTOR: BOOKCLIFF COUNTRY CLUB

PURPOSE: INGRESS AND EGRESS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY SEWER FACILITIES, MARCH LANE SEWER EXTENSION

ADDRESS: 2730 G ROAD

PARCEL NO: 2701-362-00-018

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION: NONE

DESTRUCTION: NONE

GRANT OF SANITARY SEWER EASEMENT

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THE BOOKCLIFF COUNTRY CLUB, Grantor, for and in consideration of the sum of Three Thousand Two Hundred Fifty and 00/100 Dollars (\$3,250.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, for the benefit of the Persigo 201 Sewer System, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the West 1/4 corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the Northwest 1/4 (NW 1/4) of said Section 36 to bear N 89°59'00" E with all bearings contained herein being relative thereto; thence N 89°59'00" E along the south line of the NW 1/4 of said Section 36 a distance of 680.60 feet to the True Point of Beginning; thence leaving the south line of the NW 1/4 of said Section 36, N 00°10'36" E a distance of 260.35 feet; thence S 89°58'17" W a distance of 137.45 feet; thence N 50°51'00" W a distance of 31.66 feet; thence N 89°58'17" E a distance of 182.07 feet; thence S 00°10'36" W a distance of 280.35 feet to a point on the south line of the NW 1/4 of said Section 36; thence S 89°59'00" W along the south line of the NW 1/4 of said Section 36 a distance of 20.00 feet to the Point of Beginning, containing 8,602.18 square feet 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 of ingress and egress for 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 utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantor shall have the right to use and occupy the real property burdened by this Easement 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 Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantor hereby covenants with Grantee that it has good title to the aforescribed 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 12th day of November, 1999.

The Bookcliff Country Club

James M. Polzine
President

State of Colorado)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this 12th day of November, 1999, by Leonard Polzine as President of The Bookcliff Country Club.

My commission expires: 10/23/2002
Witness my hand and official seal.

Marie King
Notary Public

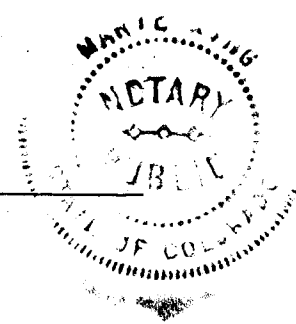
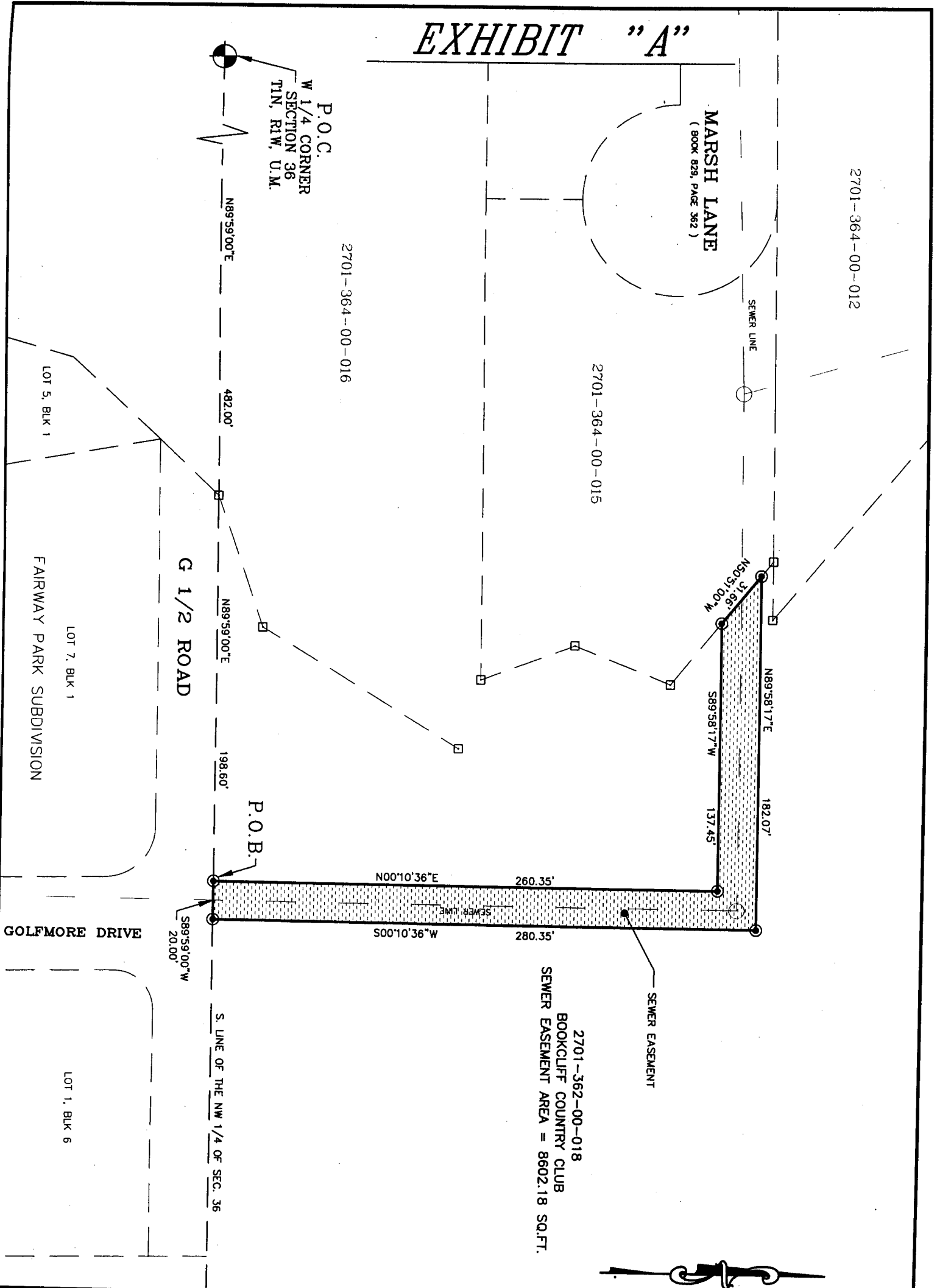


EXHIBIT "A"



DRAWN BY: SRP
 DATE: 8-25-99
 SCALE: 1" = 60'
 APPR. BY: TW
 FILE NO: MARSH27R4.DWG

EASEMENT DESCRIPTION MAP
 SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION