

BOW03ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (SANITARY SEWER)**

PURPOSE: SANITARY SEWER FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: NORMAN E. BOWLES AND  
REBECCA A. BOWLES

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1513  
ORCHARD AVENUE

PARCEL NO.: 2945-123-01-012

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3301 Page 621  
2109966 03/14/03 1128AM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF SANITARY SEWER EASEMENT**

Norman E. Bowles and Rebecca A. Bowles, Grantors, for and consideration of the installation and maintenance of certain sanitary sewer improvements by Grantee, 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, for the use and 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 Southwest corner of Lot 2, Block 1 of North Sunnyvale Acres, situate in the Southwest ¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 56 in the office of the Mesa County Clerk and Recorder, and considering the line between the City Monument set at the intersection of North 15<sup>th</sup> Street and Orchard Avenue and the City Monument set at the intersection of North 17<sup>th</sup> Street and Orchard Avenue to bear S 89°46'56" E with all bearings contained herein being relative thereto; thence N 00°09'34" E along the West boundary line of said Lot 2 a distance of 7.50 feet to the True Point of Beginning:  
thence N 00°39'34" E along the West boundary line of said Lot 2 a distance of 2.50 feet;  
thence leaving the West boundary line of said Lot 2, S 89°46'56" E a distance of 24.0 feet;  
thence S 00°09'34" W a distance of 1.35 feet;  
thence S 89°46'56" E a distance of 26.0 feet to a point on the East boundary line of the West 50.0 feet of Lot 2, Block 1 of North Sunnyvale Acres;  
thence along the East boundary line of the West 50.0 feet of Lot 2, Block 1 of North Sunnyvale Acres, S 00°09'34" W a distance of 1.15 feet to a point on the North line of an existing 7.5-foot wide Easement for Utilities and Access as dedicated on the recorded plat of said North Sunnyvale Acres;  
thence along the North line of said existing Easement, N 89°46'56" W a distance of 50.0 feet to the Point of Beginning,

containing 89.90 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 of perpetual ingress and egress for workers and equipment to survey, improve, 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, together with the terms, covenants and conditions contained herein.

1. Grantors' use and occupancy of the real property burdened by this Easement shall not be inconsistent with and shall not interfere with the full use and quiet enjoyment of the rights herein granted; Grantors hereby covenant 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. Grantors 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 forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 7<sup>th</sup> day of March, 2003.

Norman E. Bowles  
Norman E. Bowles

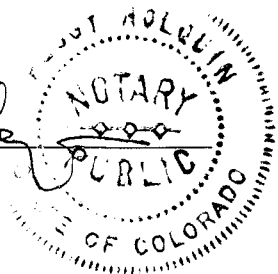
Rebecca A. Bowles  
Rebecca A. Bowles

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2003, by Norman E. Bowles and Rebecca A. Bowles.

My commission expires: 3.3.05

Witness my hand and official seal.

[Signature]  
Notary Public 

# EXHIBIT "A"

ORCHARD AVE

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 means for establishing or verifying property boundary lines.

2945-123-01-031  
GAIL PUCKETT  
1503 ORCHARD AVE  
GRAND JUNCTION, CO 81501

LOT 1  
NORTH SUNNYVALE  
ACRES

LOT 2  
NORTH SUNNYVALE  
ACRES

UTILITY  
EASEMENT  
AREA = 89.90 SF

10' UTILITIES EASEMENT  
PER SUNNYVALE ACRES  
SUBDIVISION PLAT

2945-123-01-012  
NORMAN E AND REBECCA A BOWLES  
1513 ORCHARD AVE  
GRAND JUNCTION, CO 81501

2945-123-01-032  
WILLIAM C BEVER AND  
RHONDA L & MATTHEW W BEVER  
3197 STANDING ROCK DR  
GRAND JUNCTION, CO 81503

2945-123-01-011  
ROBERT F. EGGER  
1523 ORCHARD AVE  
GRAND JUNCTION, CO 81501

1830 N 15TH ST  
GRAND JUNCTION, CO 81501  
N00°09'34"E 7.50'

S89°46'56"E  
26.00'  
24.00'

N00°09'34"E  
2.50'

S00°09'34"W  
1.35'

S00°09'34"W  
1.15'

P.O.B. N89°46'56"W 50.00'

NEW SEWER MAIN AT SOUTH PL

P.O.C. (SW COR LOT 2)

2945-123-01-018  
ROBERT AND TAMAR CLIFFORD  
1820 N 15TH ST  
GRAND JUNCTION, CO 81501

LOT 17  
NORTH SUNNYVALE  
ACRES

7.5' EASEMENT  
FOR UTILITIES &  
ACCESS TO ALLEY  
PER SUNNYVALE  
ACRES SUB. PLAT

LOT 17 BLK 1 NORTH SUNNYVALE ACRES EXC E 65FT

2945-123-01-019  
ROMA JEANNE MILLER  
1522 HALL AVE  
GRAND JUNCTION, CO 81501

DRAWN BY: JCS  
DATE: 2-2003  
SCALE: 1" = 20'  
APPR. BY: JW  
EASEMENT EXHIBITS.dwg

UTILITY EASEMENT  
PARCEL 2945-123-01-012

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION