

BUR96ROL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ALFRED C. GURMENDI AND ZOILA
R. GURMENDI

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: STORM SEWER
EASEMENT CENTRAL DRIVE ROLLING ACRES SUBDIVISION 2701-
353-07-055

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

WITNESSETH:

1742482 0151PM 01/12/96
NONIKA TOGO CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

WHEREAS, the City plans to install an underground storm sewer line for the health, safety and welfare of the inhabitants of the City of Grand Junction, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from Alfred C. Gurmendi and Zoila R. Gurmendi, Grantors, a Perpetual Storm Sewer Easement for the installation, operation, repair and maintenance of the Project;

NOW THEREFORE, Alfred C. Gurmendi and Zoila R. Gurmendi, Grantors, for and in consideration of the sum of \$10.00 (Ten 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 storm 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 Section 35, Township 1 North, Range 1 West of the 6th P.M., County of Mesa, State of Colorado, said easement being described as follows:

Beginning at the Southwest Corner of Lot 28, Rolling Acres Subdivision, Mesa County, Colorado, thence N 13°10'12"E a distance of 13.70 feet, thence S 62°27'58"E a distance of 87.71 feet; thence along a curve to the left a distance of 85.67 feet, Radius 285.40 feet, Chord Bearing N 71°24'43" W a distance of 85.35 feet to the Point of Beginning;

Containing 399.26 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. Grantor reserves 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. Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.
3. Grantor further hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 11TH day of JANUARY, 1996.

Alfred C. Gurmendi
Alfred C. Gurmendi

Zoila R. Gurmendi
Zoila R. Gurmendi



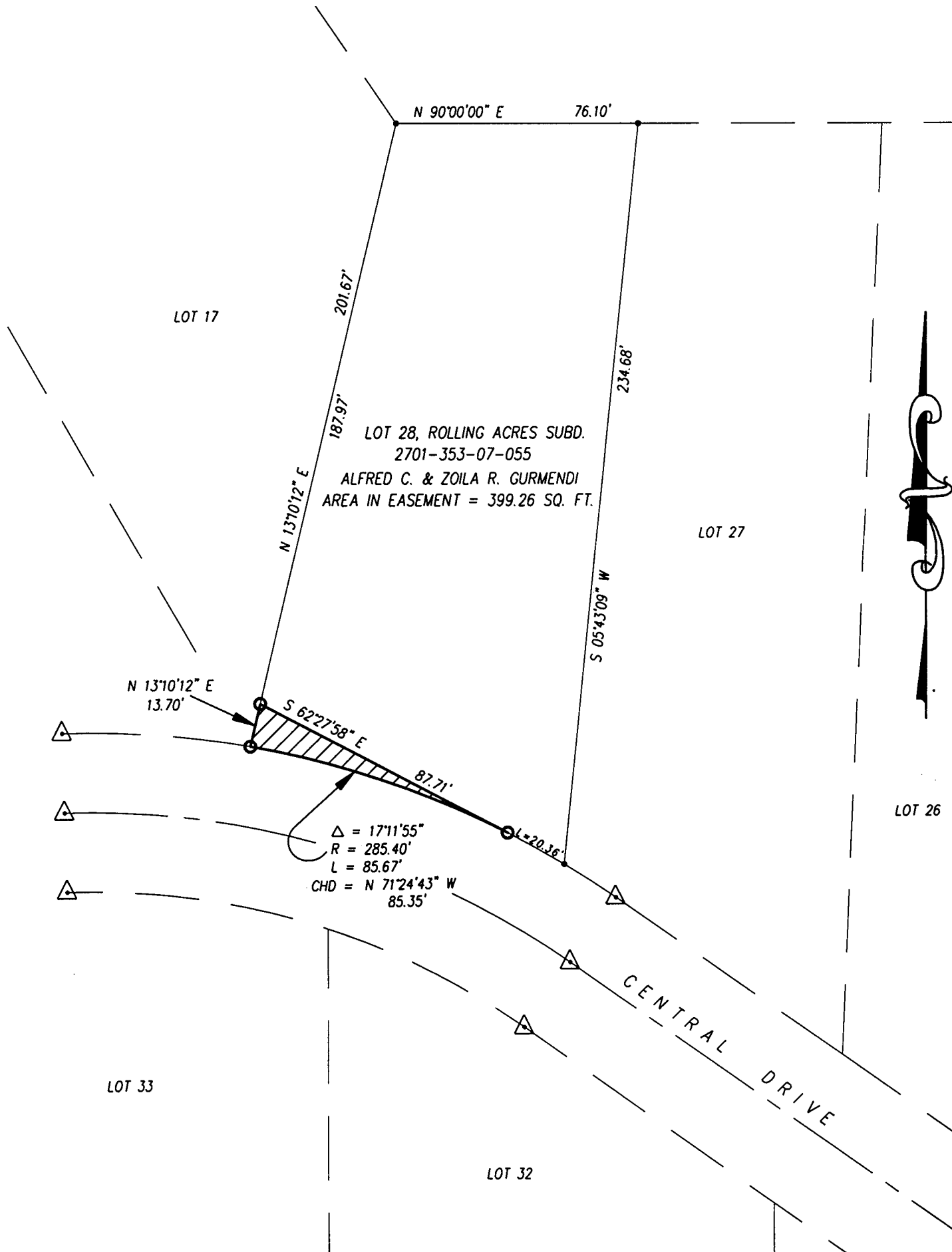
STATE OF VIRGINIA)
)ss.
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me this 11TH day of JANUARY, 1996, by Alfred C. Gurmendi and Zoila R. Gurmendi.

My commission expires 3/31/99
Witness my hand and official seal.

Ja Boya Pa
Notary Public

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 07-27-95
 SCALE: 1" = 40'
 APPR. BY: _____
 FILE NO: GURMEND.DWG

EASEMENT DESCRIPTION MAP

STORM SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION