

CCB98BWY

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CHARLES L. BRUNER AND CARLENE BRUNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2003 BROADWAY, PARCEL NO. 2947-153-00-114, SEWER UTILITY EASEMENT, INDEPENDENCE VALLEY SEWER LINE EXTENSION AT HIGHWAY 340

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1847597 05/26/98 0140PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

Charles L. Bruner and Carlene Bruner, Grantors, for and in consideration of the installation, operation, maintenance, repair and replacement of a sanitary sewer main line and related facilities, the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of a sanitary sewer pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of the Northwest 1/4 of the Southwest 1/4 (NW1/4 SW1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and considering the west line of the NW1/4 SW1/4 of said Section 15 to bear N 01°11'52" E with all bearings contained herein being relative thereto; thence N 01°11'52" E along the west line of the NW1/4 SW1/4 of said Section 15 a distance of 215.00 feet; thence leaving the west line of said NW1/4 SW1/4, S 89°30'08" E a distance of 339.17 feet to the True Point of Beginning; thence S 89°30'08" E a distance of 20.13 feet; thence S 14°22'08" E a distance of 16.22 feet; thence S 75°41'24" W a distance of 19.48 feet; thence N 14°18'36" W a distance of 21.37 feet to the Point of Beginning, containing 365.91 square feet as described herein and as 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. Grantors 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 Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that the work and act of installing, maintaining, repairing and replacing said sanitary sewer pipeline and related facilities shall be performed with due care using commonly accepted standards and techniques.
3. 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 22 day of MAY, 1998.

Charles L. Bruner
Charles L. Bruner

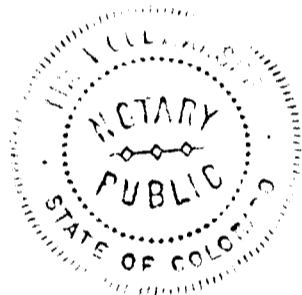
Carlene Bruner
Carlene Bruner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of May, 1998, by Charles L. Bruner and Carlene Bruner.

My commission expires: May 11, 2002

Witness my hand and official seal.



Jim Woodmansee
Notary Public

EXHIBIT "A"

2947-153-00-128

DIANE BARTZ NYDELL & MAXINE C. BARTZ
630 20 ROAD

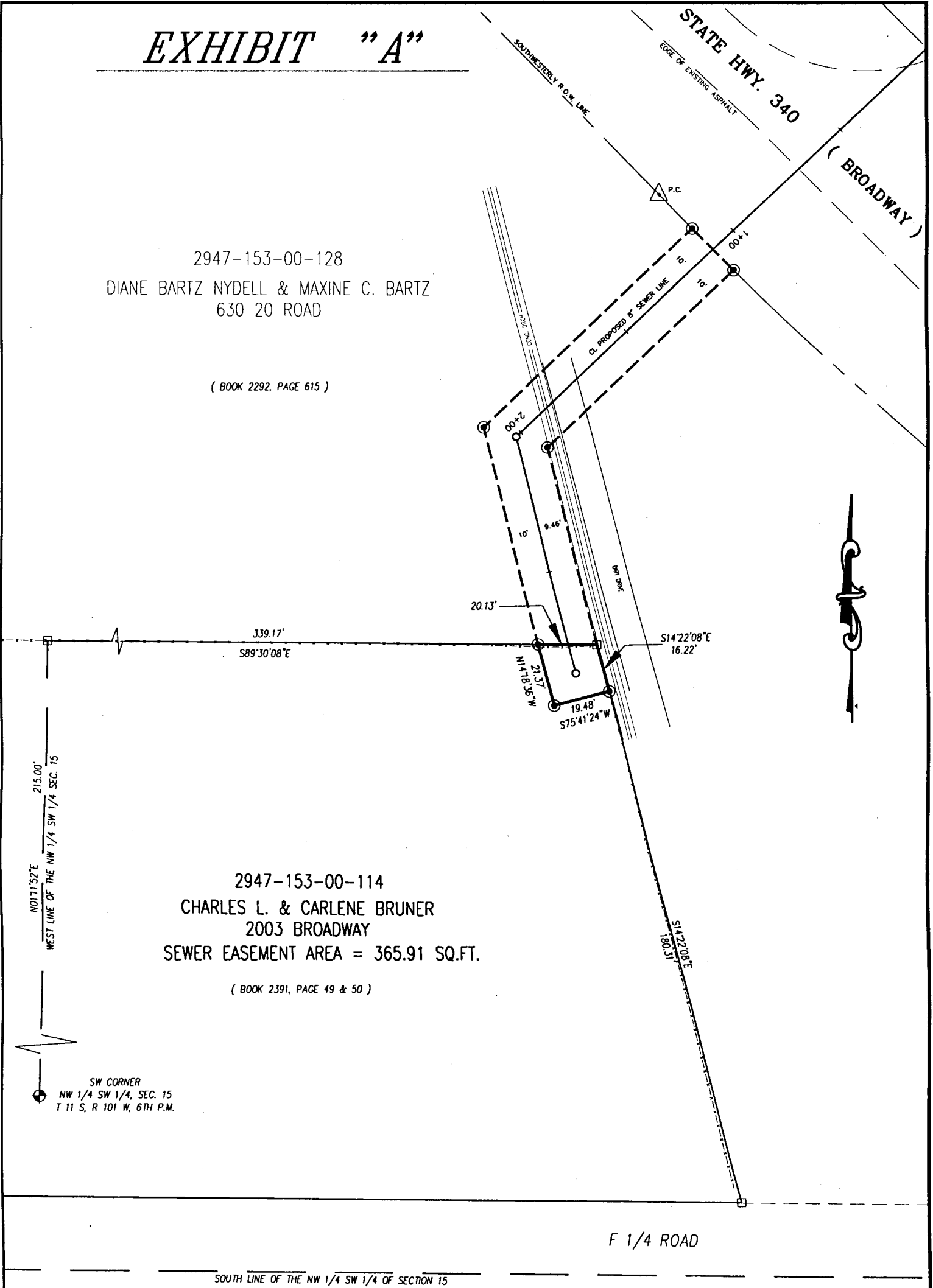
(BOOK 2292, PAGE 615)

2947-153-00-114

CHARLES L. & CARLENE BRUNER
2003 BROADWAY

SEWER EASEMENT AREA = 365.91 SQ.FT.

(BOOK 2391, PAGE 49 & 50)



SW CORNER
NW 1/4 SW 1/4, SEC. 15
T 11 S, R 101 W, 6TH P.M.

DRAWN BY: SRP
DATE: 04-22-98
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: INDVAL2.DWG

EASEMENT DESCRIPTION MAP
INDEPENDENCE VALLEY SEWER LINE EXTENSION

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION