

CLI0315S

TYPE OF RECORD: PERMANENT

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

PURPOSE: SANITARY SEWER FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: ROBERT CLIFFORD AND TAMAR CLIFFORD

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1829 N. 15TH
STREET, GRAND JUNCTION, CO 81501

PARCEL NO.: 2945-123-01-018

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

3
PAGE DOCUMENT

2108637 03/07/03 0329PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

Robert Clifford and Tamar Clifford, 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 Northwest corner of Lot 17, 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 15th Street and Orchard Avenue and the City Monument set at the intersection of North 17th Street and Orchard Avenue to bear S 89°46'56" E with all bearings contained herein being relative thereto; thence S 89°46'56" E along the North boundary line of said Lot 17 a distance of 76.69 feet to the True Point of Beginning:
thence S 89°46'56" E along the North boundary line of said Lot 17 a distance of 38.51 feet to the Northeast corner of Grantors' property, said point also being the Northwest corner of the East 65 feet of said Lot 17;
thence along the East boundary line of Grantors' property, said line being common with the West boundary line of the East 65 feet of said Lot 17, S 00°39'34" W a distance of 10.00 feet;
thence leaving said common line, N 89°46'56" W a distance of 38.51 feet;
thence N 00°09'34" E a distance of 10.0 feet to the Point of Beginning,

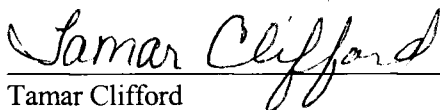
containing 385.10 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 4 day of March, 2003.


Robert Clifford


Tamar Clifford

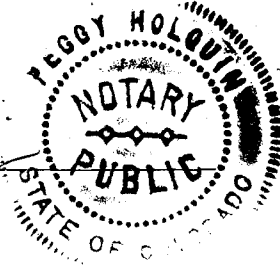
State of Colorado)
)ss.
County of Mesa)

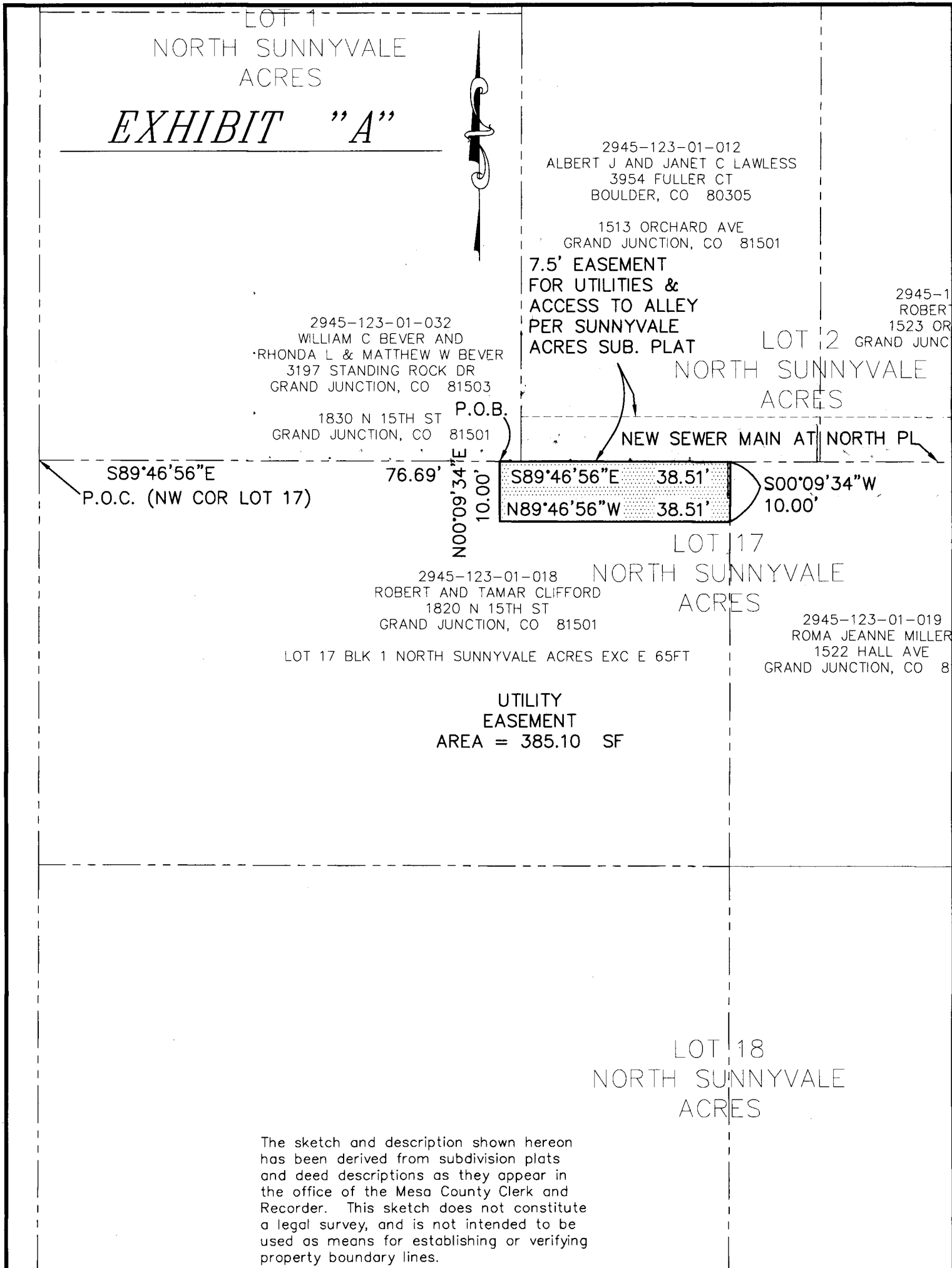
The foregoing instrument was acknowledged before me this 4th day of March, 2003, by Robert Clifford and Tamar Clifford.

My commission expires: 3.3.05

Witness my hand and official seal.

Peggy Holquin
Notary Public





LOT 1
NORTH SUNNYVALE
ACRES
EXHIBIT "A"

2945-123-01-012
ALBERT J AND JANET C LAWLESS
3954 FULLER CT
BOULDER, CO 80305

1513 ORCHARD AVE
GRAND JUNCTION, CO 81501

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

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

2945-1
ROBERT
1523 OR
GRAND JUNC

LOT 12
NORTH SUNNYVALE
ACRES

1830 N 15TH ST P.O.B.
GRAND JUNCTION, CO 81501

NEW SEWER MAIN AT NORTH PL

S89°46'56"E
P.O.C. (NW COR LOT 17)

76.69'

N00°09'34"E
10.00'

S89°46'56"E 38.51'
N89°46'56"W 38.51'

S00°09'34"W
10.00'

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

LOT 17
NORTH SUNNYVALE
ACRES

LOT 17 BLK 1 NORTH SUNNYVALE ACRES EXC E 65FT

2945-123-01-019
ROMA JEANNE MILLER
1522 HALL AVE
GRAND JUNCTION, CO 8

UTILITY
EASEMENT
AREA = 385.10 SF

LOT 18
NORTH SUNNYVALE
ACRES

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.

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

UTILITY EASEMENT
PARCEL 2945-123-01-018

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION