

COL97HW6

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RAYMOND C. COLE AND VICTOR D.  
RASER AND JOAN A. RASER AND G.W. PERDERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2478  
INDEPENDENT AVENUE 2945-094-00-054 AND 2945 HIGHWAY 6 AND 50  
2945-094-00-048

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3 PAGE DOCUMENTGRANT OF EASEMENT1790256 1104AM 03/05/97  
MONIKA TODD CLKAREC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Raymond C. Cole, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to Victor D. Raser and Joan A. Raser and GW Perderson, Grantees, whose addresses are 2487 Highway 6&50, Grand Junction, Colorado 81505 and 2485 Highway 6&50, Grand Junction, Colorado 81505, respectively, a Perpetual Easement for the installation, operation, maintenance and repair of a sanitary sewer pipeline, together with the right of ingress and egress for workers and equipment to repair and maintain said pipeline, on, along, over, under, through and across the following described real property, to wit:

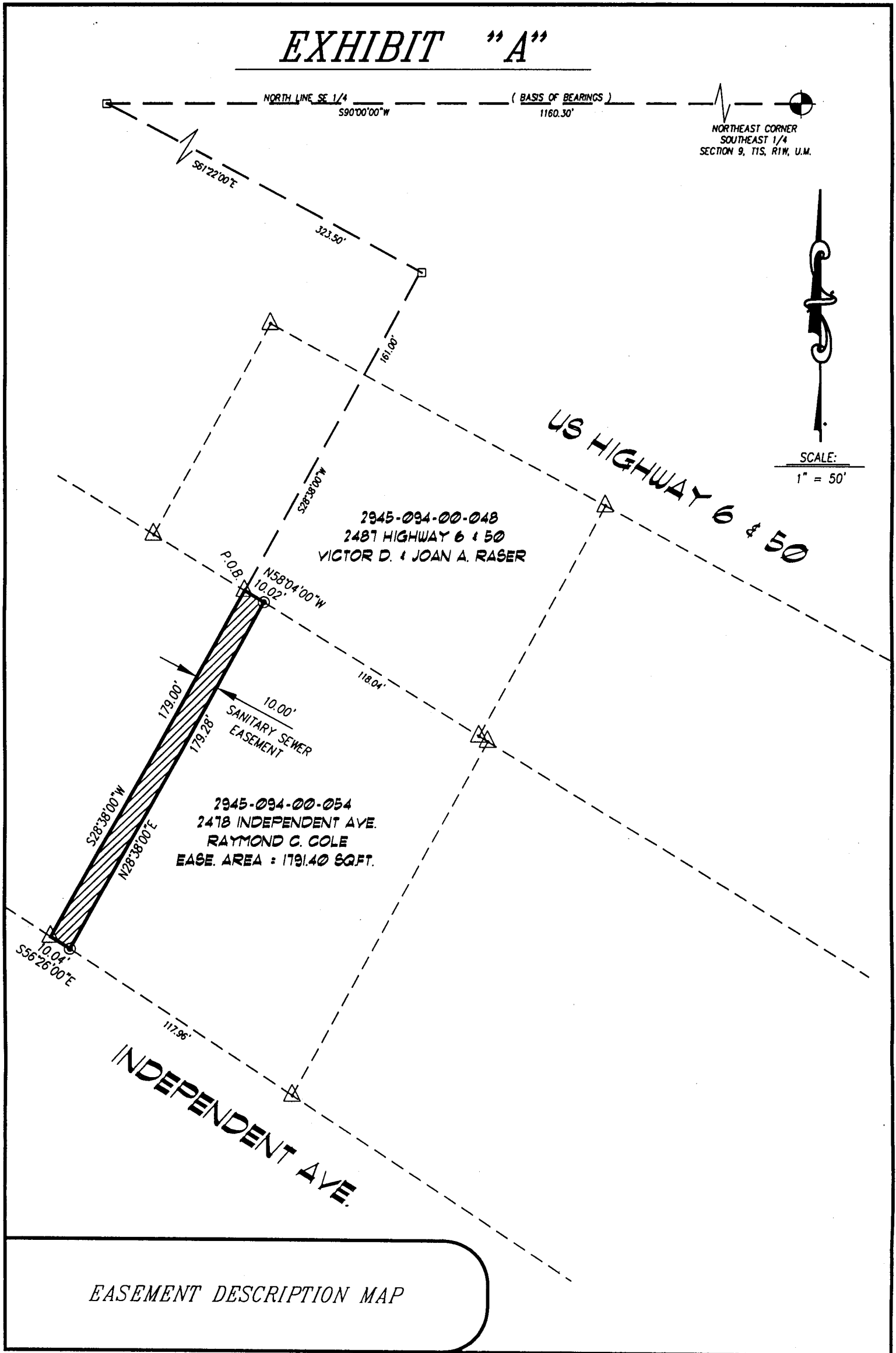
Commencing at the Northeast Corner of the SE1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and considering the North line of the SE 1/4 of said Section 9 to bear WEST with all bearings contained herein being relative thereto; thence WEST along the North line of said SE 1/4 a distance of 1160.30 feet; thence S 61°22'00" E a distance of 323.50 feet; thence S 28°38'00" W a distance of 161.0 feet to the True Point of Beginning:  
thence S 28°38'00" W a distance of 179.0 feet;  
thence S 56°26'00" E a distance of 10.04 feet;  
thence N 28°38'00" E a distance of 179.28 feet;  
thence N 58°04'00" W a distance of 10.02 feet to the Point of Beginning,  
said easement being depicted on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises herein granted unto the Grantees, their heirs, successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantees, as a condition of this grant, agree that entry to the easement area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor and to the Grantor's heirs, successors and assigns.
2. Grantors shall have the right to continue to use the real property burdened by this easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantees that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement area.
3. Grantors hereby covenants with Grantees 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 forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.



# EXHIBIT "A"



EASEMENT DESCRIPTION MAP