

COX03SWR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: GARY COX AND ANN COX

PURPOSE: SANITARY SEWER EASEMENT - REPLACES
EASEMENT VACATED BY RESOLUTION NO. 51-03 (COMMUNITY
DEVELOPMENT FILE #VE-2003-054

ADDRESS: 1710 PTARMIGAN RIDGE CIRCLE

PARCEL#: 2945-012-69-012

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 5th Street
Grand Junction, CO 81501

Book 3329 Page 80
2116182 04/15/03 0952AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

Gary Cox and Ann Cox, 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 premises, to wit:

A twenty (20.0) foot wide Easement on, along, over, under, through and across Lot 12, Block 2 of Ptarmigan Ridge North, situate in the NW ¼ of Section 1, 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 14 at Pages 232 and 232 in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

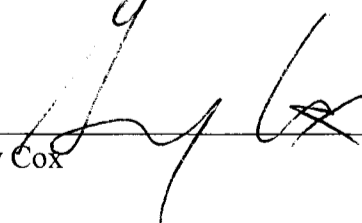
Beginning at a point on the Westerly line of an existing platted fifteen (15.0) foot wide utility easement, from whence the Easterly corner common to said Lot 12 and Lot 13 of said Ptarmigan Ridge North bears S 55°18'30" E a distance of 15.00 feet and S 34°41'30" W a distance of 65.44 feet;
thence N 55°18'30" W a distance of 37.61 feet;
thence S 81°26'05" W a distance of 32.67 feet to an existing platted fourteen (14.0) foot wide Multi-Purpose Easement fronting Ptarmigan Ridge Circle;
thence along said Multi-Purpose Easement, 24.95 feet along the arc of a 61.00 foot radius non-tangent curve to the left, through a central angle of 23°26'12", with a chord bearing N 27°36'57" E a distance of 24.78 feet;
thence N 81°26'05" E a distance of 25.97 feet;
thence S 55°18'30" E a distance of 45.54 feet to the existing fifteen (15.0) foot wide utility easement aforesaid;
thence S 34°41'30" W along said existing easement a distance of 20.00 feet to the Point of Beginning, containing 0.032 acres, 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 10 day of April, 2003.



Gary Cox



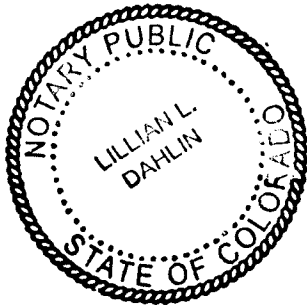
Ann Cox

State of Colorado)
)ss.
County of ~~Mesa~~)
 Garfield)

The foregoing instrument was acknowledged before me this 10~~th~~ day of April, 2003, by Gary Cox and Ann Cox

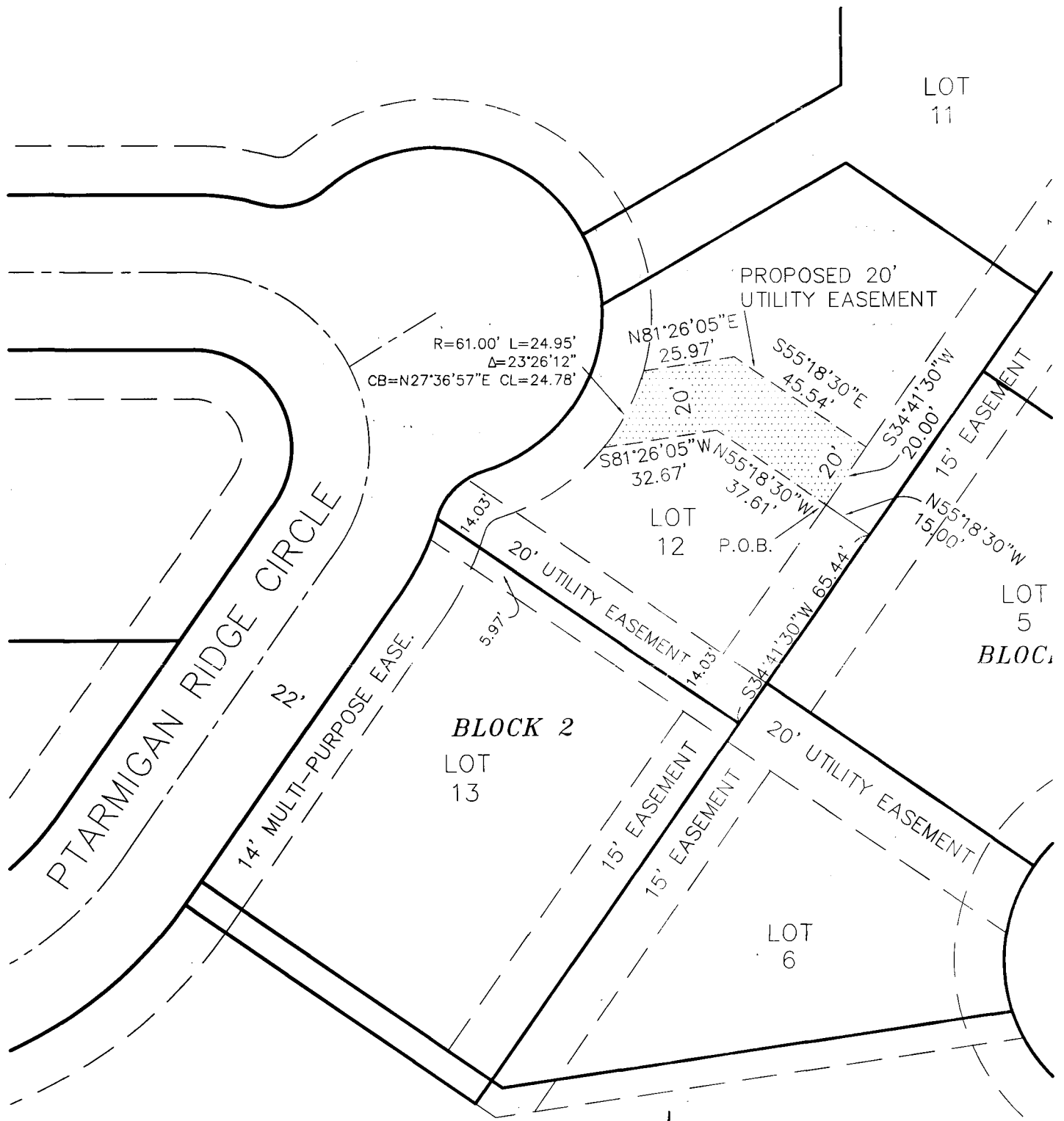
My commission expires: June 16, 2006

Witness my hand and official seal.



Lillian L. Dahlin
Notary Public

EXHIBIT "A"



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 a means for establishing or verifying property boundary lines.



DRAWN BY: P.T.K.
 DATE: 03-25-2003
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: PTAR.DWG

GARY AND ANN COX
 1710 PTARMIGAN RIDGE CIRCLE
 2945-012-69-012

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
 CITY OF GRAND JUNCTION