

CRN95650

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: VELVA V. CARNES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: U.S. HIGHWAY
6 & 50 SEWER IMPROVEMENT DISTRICT SEWER LINE I.D. 2945-
094-00-062

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

BOOK 2158 PAGE 218

1723323 01:19 PM 07/14/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

Velva V. Carnes, Grantor, for and in consideration of the installation, operation, maintenance and repair of a sanitary sewer line and related facilities, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, two (2) Perpetual Easements for the installation, operation, maintenance and repair of a sanitary sewer pipeline, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described real property situated in the Northeast 1/4 of the Southeast 1/4 (NE1/4 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, said easements being more particularly described by the following metes and bounds, to wit:

Easement No. 1: Commencing at the Southeast corner of the NE1/4 SE 1/4 of said Section 9 from whence the East 1/4 corner of said Section 9 bears N 00°05'21" E a distance of 1318.44 feet with all bearings contained herein being relative thereto; thence N 18°24'59" W a distance of 98.42 feet to the True Point of Beginning of the easement parcel described herein; thence N 44°56'19" E a distance of 1.27 feet to a point on the West right-of-way line for 25 Road; thence N 00°05'21" E along the West right-of-way line for 25 Road a distance of 5.22 feet; thence leaving said right-of-way line, N 45°03'41" W a distance of 145.25 feet to a point on the Northerly Right-of-Way line of the Southern Pacific Railroad (said Northerly line also being the Southerly line of a parcel of land as described in Book 1433 at Pages 902-904 of the records of the Mesa County Clerk and Recorder); thence along said Northerly Right-of-Way line S 43°09'02" E a distance of 149.01 feet to the Point of Beginning, containing 363.17 square feet as described herein and depicted on the attached Exhibit "A";

Easement No. 2: Commencing at the Southeast corner of the NE1/4 SE 1/4 of said Section 9 from whence the East 1/4 corner of said Section 9 bears N 00°05'21" E a distance of 1318.44 feet with all bearings contained herein being relative thereto; thence N 18°24'59" W a distance of 98.42 feet to a point on the Northerly Right-of-Way line of the Southern Pacific Railroad (said Northerly line also being the Southerly line of a parcel of land as described in Book 1433 at Pages 902-904 of the records of the Mesa County Clerk and Recorder); thence along said Northerly Right-of-Way line N 43°09'02" W a distance of 239.71 feet; thence continuing along said Northerly Right-of-Way line, N 51°22'13" W a distance of 27.52 feet to the True Point of Beginning of the easement parcel described herein; thence continuing along said Northerly Right-of-Way line N 51°22'13" W a distance of 149.95 feet to the Southwest corner of a parcel of land described in said Book 1433 at Pages 902-904; thence along the West line of said parcel of land N 25°22'21" E a distance of 1.50 feet; thence leaving said West line, S 53°09'22" E a distance of 107.02 feet; thence S 45°03'41" E a distance of 43.60 feet to the point of beginning, containing 437.61 square feet as described herein and depicted on the attached Exhibit "A".

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. Grantee, as a condition of this grant, agrees that entry to the easement areas 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. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

EXHIBIT "A"

1/4 CORNER
S.9/S.10
T.1.S.,R.1.W.,U.M.

2945-094-00-062

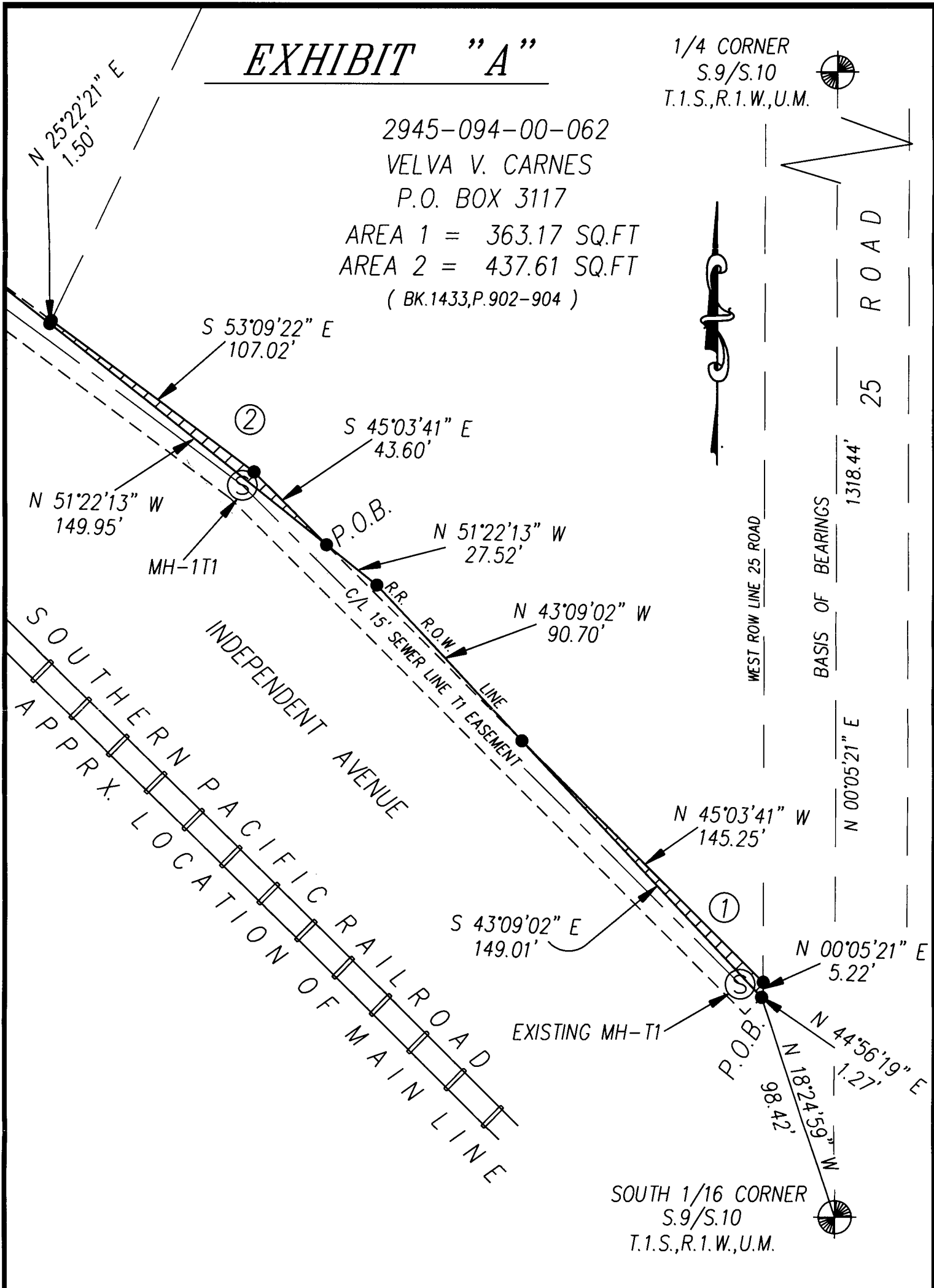
VELVA V. CARNES

P.O. BOX 3117

AREA 1 = 363.17 SQ.FT

AREA 2 = 437.61 SQ.FT

(BK.1433,P.902-904)



DRAWN BY: SRP
DATE: 07-03-95
SCALE: N.T.S.
APPR. BY: *Jim W.*
FILE NO: 650S.DWG

EASEMENT DESCRIPTION MAP
U.S. HIGHWAY 6 & 50 SEWER IMPROVEMENT DISTRICT
SEWER LINE T1

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION