

DEA08FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	GLEN R. DEAN DBA ORAL HEALTH PARTNERS CLINIC
PURPOSE:	SANITARY SEWER
ADDRESS:	2552 F ROAD
FILE#:	SPR-2008-173
TAX PARCEL NO.:	2945-034-17-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF SANITARY SEWER EASEMENT

Glen R. Dean, Grantor, whose address is 2655 G 1/2 Road, Grand Junction, CO 81506 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration; the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does 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 Sanitary Sewer Easement ("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:

A certain strip of land for easement purposes as described in Exhibit "A" and depicted on Exhibit "B" 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. Grantor 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 Grantor hereby covenants 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 be detrimental to the facilities of Grantee or which might act to prevent or impede reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in easement areas.

2. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easement and the rights conveyed herein, except that Grantee shall not be responsible for any damage caused by the removal of any burden within the Easement area which interferes with Grantee's reasonable ingress or egress on, along, over, under, through and across the Easement area and Grantee's use of the Easement area.

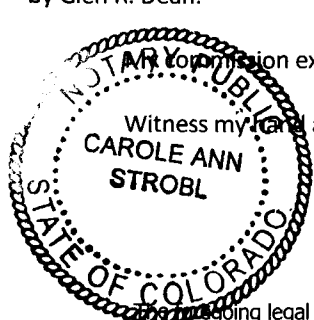
3. Grantor hereby further covenants with Grantee that Grantor has good title to the afore described premises; that he has good and lawful right to grant this Easement; that he will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons claiming an interest by, through, or under the Grantor.

Executed and delivered this 09 day of October, 2008.

Glen R. Dean (Signature)
Glen R. Dean

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of October, 2008, by Glen R. Dean.



Witness my hand and official seal.

Carole Ann Strobl (Signature)
Notary Public

EXHIBIT A

A Sanitary Sewer Easement across Lot 1 of Miller Subdivision, Plat Book 13 Page 404, situate in the SW1/4 SE1/4 of section 3 in Township One South, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, said portion being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the South 1/4 Corner of said Section 3; whence a Mesa County Survey Marker for the Southeast corner of said section bears S89°55'03"E a distance of 2638.09 feet; thence N00°03'04"E for a distance of 221.87 feet; thence S89°56'56"E a distance of 33.00 feet to a point on the easterly right-of-way line of 25 ½ Road, and the Point of Beginning; thence the following:

1. N88°07'03"E for a distance of 184.86 feet, to a point on the easterly line of said Lot 1;
2. Along said easterly line S00°02'39"W for a distance of 20.01 feet;
3. Departing said easterly line S88°07'03"W for a distance of 184.86 feet, to a point on the easterly right-of-way of 25 ½ Road;
4. Along said easterly right-of-way N00°03'04"E for a distance of 20.01 feet to the Point of Beginning.

(Containing approximately 3697 square feet, more or less,)

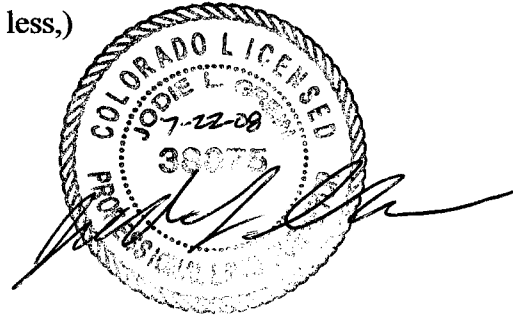
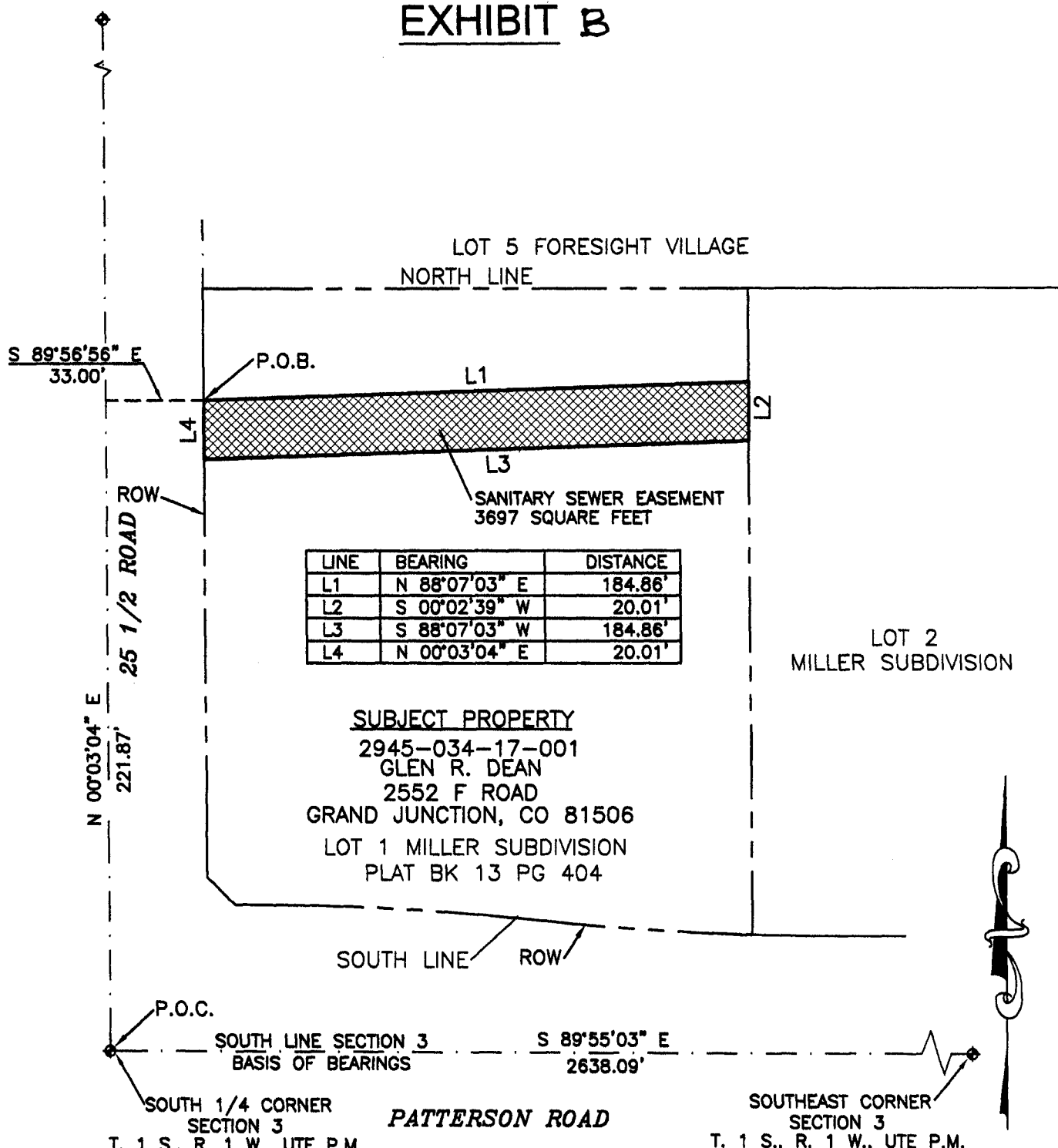
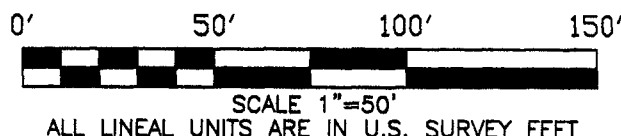
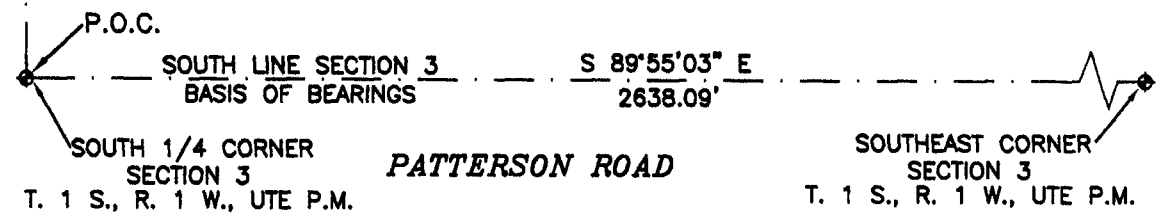


EXHIBIT B



LINE	BEARING	DISTANCE
L1	N 88°07'03" E	184.86'
L2	S 00°02'39" W	20.01'
L3	S 88°07'03" W	184.86'
L4	N 00°03'04" E	20.01'

SUBJECT PROPERTY
 2945-034-17-001
 GLEN R. DEAN
 2552 F ROAD
 GRAND JUNCTION, CO 81506
 LOT 1 MILLER SUBDIVISION
 PLAT BK 13 PG 404



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.

SUBJECT PROPERTY
 LOT 1 MILLER SUBDIVISION
 PER PLAT BOOK-13 PAGE-404
 MESA CO RECORDS

- LIST OF ABBREVIATIONS:**
- ROW RIGHT OF WAY
 - N NORTH
 - BK BOOK
 - PG PAGE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

NOTE: THIS MAP IS NOT A MONUMENTED SURVEY PLAT.

Jodie L. Grein
 Professional Land Surveyor
 P.L.S. No. 38075

 ROLLAND ENGINEERING 408 Ridgess Blvd Grand Jct, CO 81503 (970) 243-8300		File Name: C:\AB209\AB209SEWEASE.DWG EXHIBIT SANITARY SEWER EASEMENT FOR ORAL HEALTH PARTNERS IN THE SW1/4 SE1/4 SECTION 3 T1S, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.	
Designed	Checked	Proj#	Sheet
Drawn	Date	Rev	Of
JLG	7/22/08	AB209	1 of 1