

DEL97CCP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RONALD P. DELANO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 322 COUNTRY
CLUB PARK SANITARY SEWER IMPROVEMENT DISTRICT
2945-211-06-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1790789 0321PM 03/10/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Ronald P. Delano, 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 Zane Frank and Lori Ann Thompson, Grantees, whose address is 321 Country Club Park, Grand Junction, Colorado 81503, a Perpetual Easement for the installation, operation, maintenance and repair of sanitary sewer pipelines, together with the right of ingress and egress for workers and equipment to repair and maintain said pipelines, on, along, over, under, through and across the following described real property, to wit:

Beginning at the northeast corner of Lot 22, Block 3 of Country Club Park Subdivision, whence the North 1/4 corner of Section 21, Township 1 South, Range 1 West of the Ute Meridian bears N 74°28'46" W a distance of 305.00 feet; thence S 07°56'10" E a distance of 117.53 feet to a point; thence S 70°29'30" W a distance of 16.33 feet to a point; thence N 07°56'10" E a distance of 116.20 feet to a point on the southerly right-of-way line for Country Club Park Drive; thence 16.65 feet along said southerly right-of-way line and arc of a curve concave to the southeast, having a radius of 906.51 feet, a delta of 01°03'08" and a long chord bearing N 66°00'33" E a distance of 16.65 feet to the point of beginning containing 1870.22 square feet as described herein and as depicted on **Exhibit "A"** 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. Grantor 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. Grantor hereby covenants with Grantees 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.

Signed this 5th day of March, 1997.

Ronald P. Delano
Ronald P. Delano

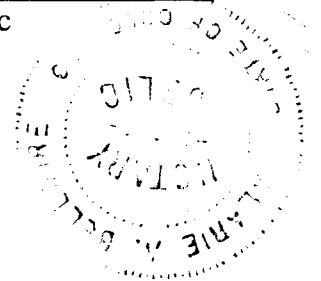
State of Colorado)
)ss.
County of Mesa)

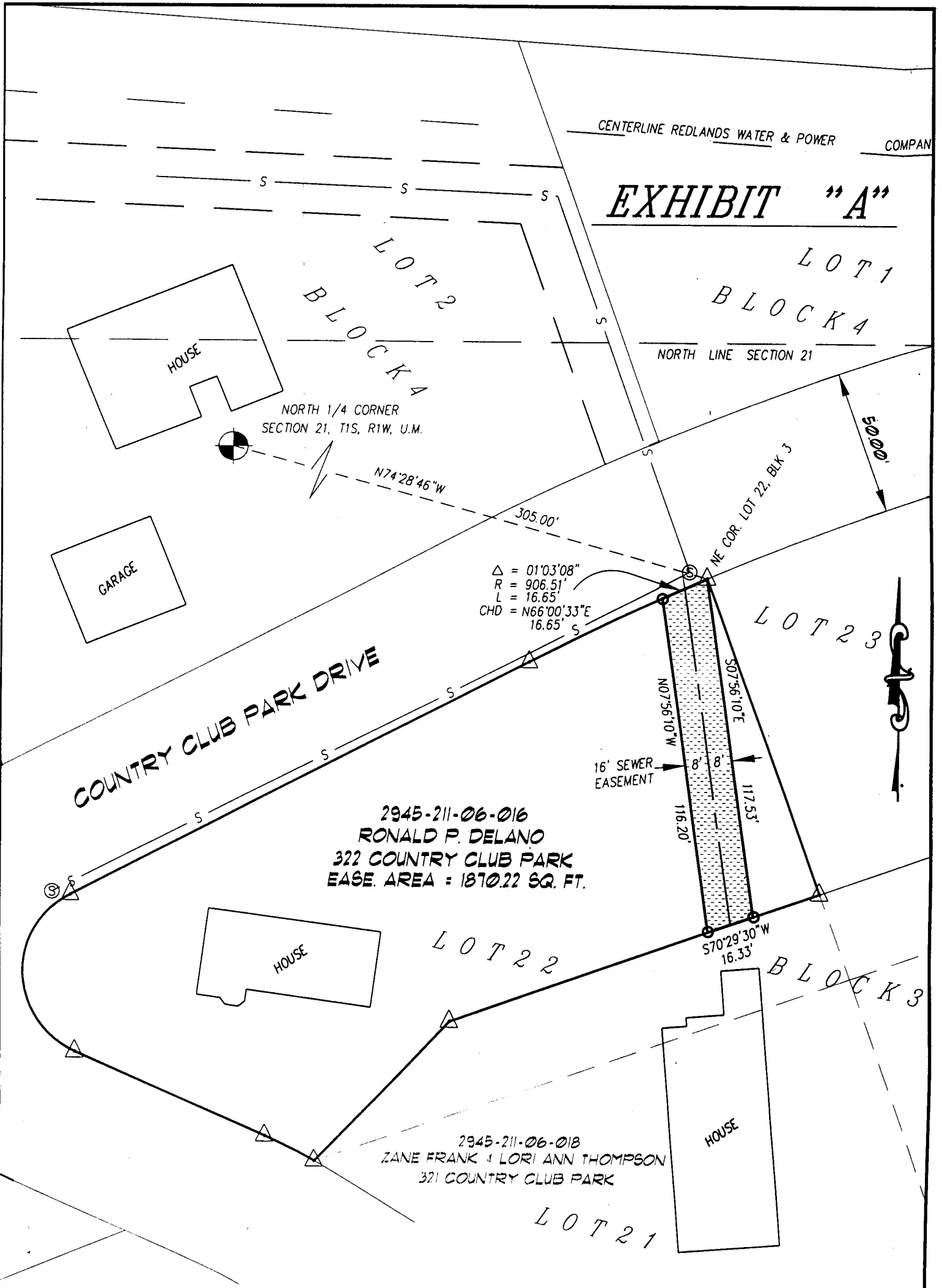
Grant of Easement
The foregoing instrument was acknowledged before me this 5th day of March, 1997, by Ronald P. Delano.

Witness my hand and official seal.

Valerio A. Dallmeire
Notary Public

My commission expires:
8.7-99





CENTERLINE REDLANDS WATER & POWER COMPAN

EXHIBIT "A"

LOT 1
BLOCK 4

NORTH LINE SECTION 21

NORTH 1/4 CORNER
SECTION 21, T1S, R1W, U.M.

N74°28'46"W

305.00'

5000'

Δ = 01°03'08"
R = 906.51'
L = 16.65'
CHD = N66°00'33"E
16.65' S

LOT 23

COUNTRY CLUB PARK DRIVE

16' SEWER
EASEMENT

N07°56'10"W
S07°56'10"E
116.20'
117.53'

2945-211-06-016
RONALD P. DELANO
322 COUNTRY CLUB PARK
EASE. AREA = 1870.22 SQ. FT.

LOT 22

S70°29'30"W
16.33'

BLOCK 3

2945-211-06-018
ZANE FRANK & LORI ANN THOMPSON
321 COUNTRY CLUB PARK

LOT 21

DRAWN BY: SRP
DATE: 1-22-97
SCALE: 1" = 40'
APPR. BY:
FILE NO: CQPD01.DWG

EASEMENT DESCRIPTION MAP
COUNTRY CLUB PARK AND DRESSSEL DRIVE
SANITARY SEWER IMPROVEMENT DISTRICT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION