

DEN09HTH

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| TYPE OF RECORD: | PERMANENT |
| CATEGORY OF RECORD: | EASEMENT |
| NAME OF PROPERTY OWNER OR GRANTOR: | CHRIS DENNIS, INDIVIDUALLY AND DBA NORTH BANK ASSOICATES |
| PURPOSE: | SANITARY SEWER EASEMENT FOR THE RIVERSIDE PARKWAY SEWER |
| ADDRESS: | 445 FOURTH AVENUE |
| TAX PARCEL NO.: | 2945-232-00-079 |
| CITY DEPARTMENT: | PUBLIC WORKS AND PLANNING |
| YEAR: | 2009 |
| EXPIRATION DATE: | NONE |
| DESTRUCTION DATE: | NONE |

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PAGE DOCUMENT

GRANT OF SANITARY SEWER EASEMENT

Chris Dennis, individually, and dba North Bank Associates, Grantor, whose mailing address is PO Box 2891, Grand Junction, CO 81502, for and in consideration of the sum of Two Thousand Eight Hundred Seventy-Three and 50/100 Dollars (\$2,873.50), 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 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 parcel of land lying in the West Half (W1/2) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of that certain parcel of land described in Book 2778, Pages 313-314, as same is recorded in the office of the Mesa County Clerk and Recorder, and considering the North line of said parcel to bear N89°21'51"W, with all bearings contained herein being referenced thereto; thence N89°21'51"W, along said North line, a distance of 38.26 feet; thence S00°17'33"W a distance of 31.79 feet; thence N89°59'20"E a distance of 3.12 feet; thence S00°00'57"W a distance of 17.93 feet to the POINT OF BEGINNING; thence S72°29'32"W a distance of 34.92 feet; thence S02°34'40"E a distance of 62.39 feet; thence N58°11'03"W a distance of 20.14 feet; thence N02°34'40"W a distance of 64.69 feet; thence N72°29'32"E a distance of 32.01 feet; thence S58°56'36"E a distance of 23.34 feet, more or less, to the Point of Beginning.

CONTAINING 1,642 Square Feet, 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 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. The interest conveyed is an easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it 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 15 day of December, 2009.

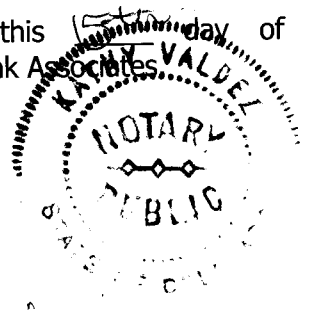
By: [Signature]
Chris Dennis, individually, and dba
North Bank Associates

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15 day of December, 2009 by Chris Dennis, individually, and dba North Bank Associates.

My commission expires: 2-9-2013.

Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT "A"

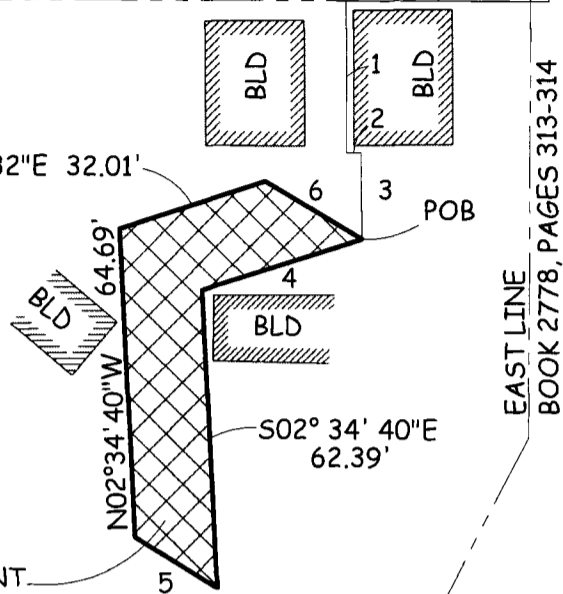
BASIS OF BEARINGS N89°21'51"W
NORTH LINE BOOK 2778, PAGES 313-314

2945-232-00-079
NORTH BANK ASSOCIATES
C/O 1111 UTE AVENUE
GRAND JUNCTION, CO 81501

445 4TH AVENUE
BOOK 3485 PAGE 561

POC NORTHEAST CORNER
BOOK 2778, PAGES 313-314
N89°21'51"W, 38.26'

N72° 29' 32"E 32.01'



SANITARY SEWER EASEMENT
AREA = 1,642 SQUARE FEET

EAST LINE
BOOK 2778, PAGES 313-314

HIGHWAY 50 SOUTH

SOUTH LINE
BOOK 2778, PAGES 313-314

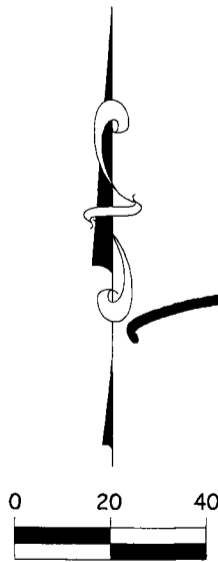
2945-232-00-940

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| 1 | S00°17'33"W | 31.79' |
| 2 | N89°59'20"E | 3.12' |
| 3 | S00°00'57"W | 17.93' |
| 4 | S72°29'32"W | 34.92' |
| 5 | N58°11'03"W | 20.14' |
| 6 | S58°56'36"E | 23.34' |

ABBREVIATIONS

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
ROW RIGHT OF WAY
SEC SECTION
TWP TOWNSHIP
RGE RANGE
UM UTE MERIDIAN
BLD EXISTING BUILDING

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.



1 inch = 40 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: MG
DATE: 12/4/2009
SCALE: 1" = 40'
APPR. BY: PTK

RIVERSIDE PARKWAY SEWER
SANITARY SEWER EASEMENT

2945-232-00-079

CITY OF
Grand Junction
COLORADO