

DEN94PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CURTIS W. DENHAM AND IRENE K.
DENHAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1ST STREET
AND PATTERSON ROAD, SEWER EASEMENT, PARCEL NO. 2945-023-00-
034 616 26 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WITNESSETH:

1694770 02:00 PM 09/09/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WHEREAS, the City plans to install a sanitary sewer line known as the Northridge Sewer Extension, for the health, safety and welfare of the inhabitants of the City of Grand Junction and Mesa County 201 Sewer Service Area, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from Curtis W. Denham and Irene K. Denham, a Perpetual Sanitary Sewer Easement for the installation, operation, repair and maintenance of the Project;

NOW THEREFORE, Curtis W. Denham and Irene K. Denham, Grantors, for and in consideration of the sum of \$10.00 (Ten dollars and 00/100ths), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of an underground sanitary sewer line, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the SW $\frac{1}{4}$ of Section 2, Township 1 South, Range 1 West of the 6th P.M., County of Mesa, State of Colorado, said easement being the East 15 feet of the following described parcel:

Beginning 16.25 Rods North of the SW Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 2, T1S, R1W U.M.; East 21 Rods, North 7.75 Rods, West 21 Rods, South 7.75 Rods to Beginning except the West 30 feet for Road, Mesa County, Colorado.

Containing 1,949.03 sq. ft.

Exhibit "A" is attached hereto and made a part hereof.

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. Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with the Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantors and Grantee.
2. Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.
3. Grantors further 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.
4. Grantee shall insure that all land surfaces within this easement which are disturbed from installation of said underground sanitary sewer shall be returned as nearly as practicable to their original condition or better.

Signed this 9th day of September, 1994.

Curtis W. Denham
Curtis W. Denham

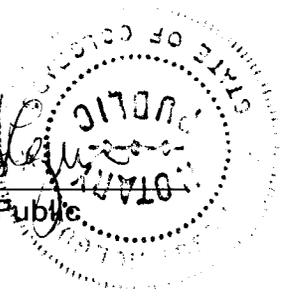
Irene K. Denham
Irene K. Denham

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of September, 1994, by Curtis W. Denham.

My commission expires 3-3-97
Witness my hand and official seal.

Reagan H. [Signature]
Notary Public



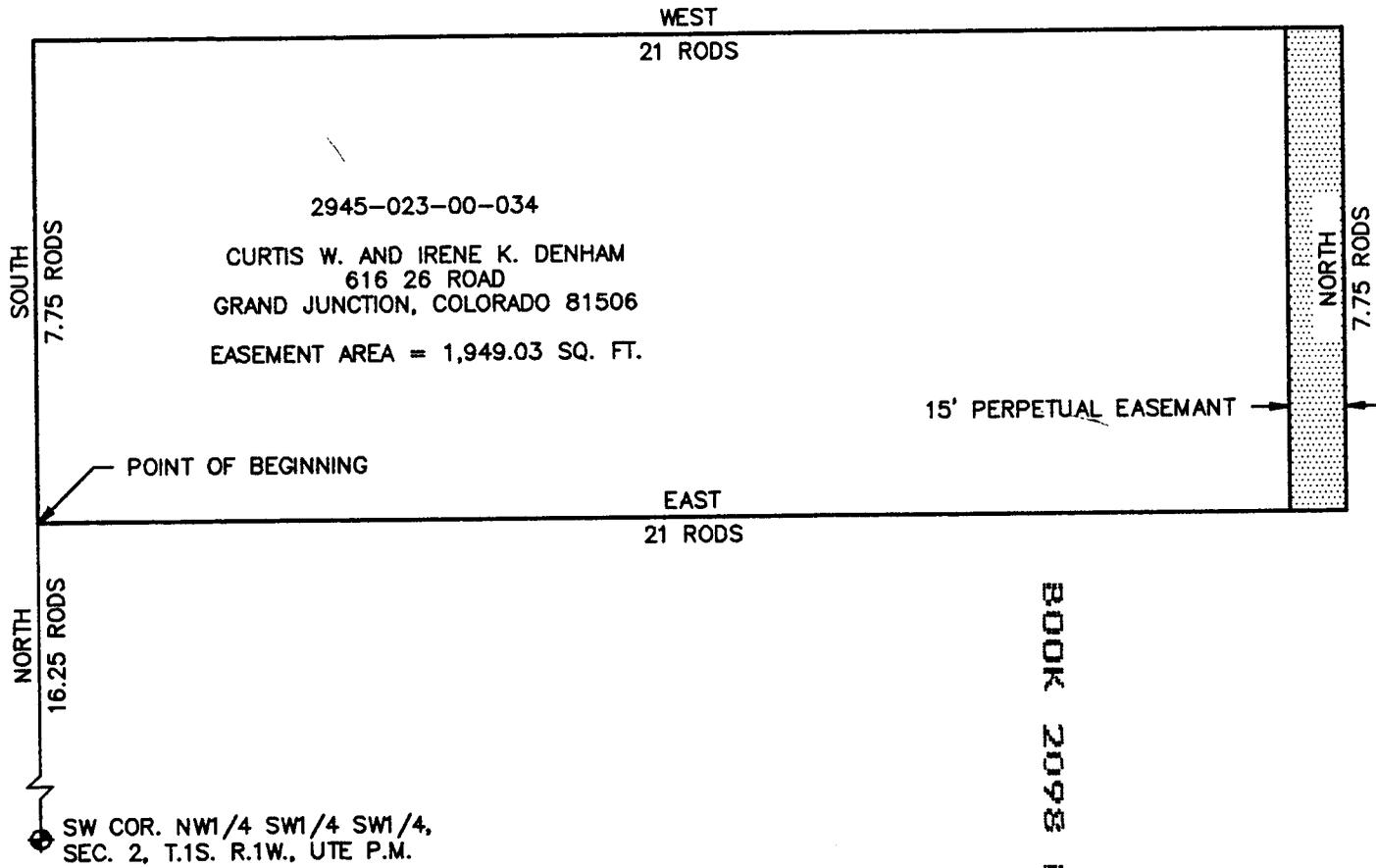
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of September, 1994, by Irene K. Denham.

My commission expires 3-3-97
Witness my hand and official seal.

Reagan H. [Signature]
Notary Public





SCALE: 1" = 50'

BOOK 2098 PAGE 63

PARCEL DESCRIPTION MAP
 PARCEL NO. 2945-023-00-034
 APPROVED _____
 DATE DFW 7-20-04

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 SEWER EASEMENT - DENHAM PROPERTY

99307.DWG