

EGG03ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: GLYNNA JOHNSON AS  
PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT F. EGGER

PURPOSE: PERPETUAL EASEMENT FOR THE INSTALLATION,  
OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SANITARY  
SEWER FACILITIES AND APPURTENANCES

ADDRESS: 1523 ORCHARD AVENUE - LOT 2 OF BLOCK 1 -  
NORTH SUNNYVALE ACRES SUBDIVISION

PARCEL#: 2945-123-01-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

BOOK 3309 PAGE 679

2111924 03/25/03 0955AM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

**GRANT OF SANITARY SEWER EASEMENT**

Glynda Johnson, as Personal Representative of the estate of Robert F. Egger, Grantor, for and consideration of the installation and maintenance of certain sanitary sewer improvements by Grantee, 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, for the use and benefit of the Persigo 201 Sewer System, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual 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:

Commencing at the Southeast corner of Lot 2, Block 1 of North Sunnyvale Acres, situate in the Southwest ¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 56 in the office of the Mesa County Clerk and Recorder, and considering the line between the City Monument set at the intersection of North 15<sup>th</sup> Street and Orchard Avenue and the City Monument set at the intersection of North 17<sup>th</sup> Street and Orchard Avenue to bear S 89°46'56" E with all bearings contained herein being relative thereto; thence N 00°09'34" E along the East boundary line of said Lot 2 a distance of 7.50 feet; thence leaving the East boundary line of said Lot 2, N 89°46'56" W a distance of 5.0 feet to the True Point of Beginning, said point being at the intersection of the West line of an existing 10.0-foot wide Utilities Easement with the North line of an existing 7.5-foot wide Easement for Utilities and Access, said easements being dedicated with the recorded plat of said North Sunnyvale Acres; thence along the North line of said existing 7.5-foot wide Easement for Utilities and Access, N 89°46'56" W a distance of 45.0 feet to a point on the West line of the East 50.0 feet of Lot 2, Block 1 of North Sunnyvale Acres; thence along the West line of the East 50.0 feet of Lot 2, Block 1 of North Sunnyvale Acres, N 00°09'34" E a distance of 2.50 feet; thence leaving said West line, S 89°46'56" E a distance of 45.0 feet to a point on the West line of the existing 10.0-foot wide Utilities Easement as aforesaid; thence along the West line of said existing 10.0-foot wide Utilities Easement, S 00°09'34" W a distance of 2.50 feet to the Point of Beginning,

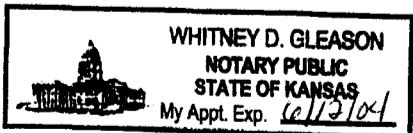
containing 112.5 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of perpetual ingress and egress for workers and equipment to survey, improve, 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, together with the terms, covenants and conditions contained herein.

1. Grantor's use and occupancy of the real property burdened by this Easement shall not be inconsistent with and shall not interfere with the full use and quiet enjoyment of the rights herein granted; Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

2. Grantor hereby covenants with Grantee that he has good title to the aforescribed 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 whomsoever.

Executed and delivered this 18<sup>th</sup> day of March, 2003.



*Whitney D. Gleason*

*Glynda Johnson*  
Glynda Johnson, as Personal Representative  
of the estate of Robert F. Egger

# EXHIBIT "A"

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 means for establishing or verifying property boundary lines.

ORCHARD AVE

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

LOT 2  
NORTH SUNNYVALE  
ACRES

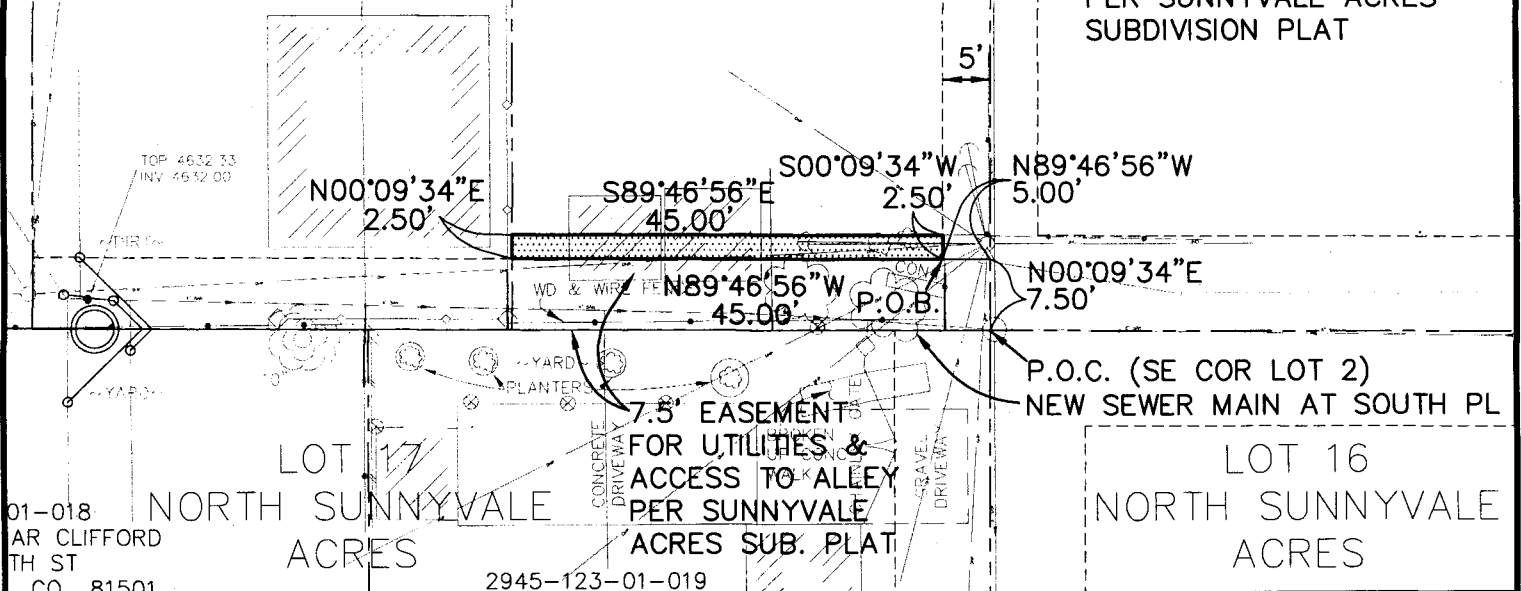
LOT 3  
NORTH SUNNYVALE  
ACRES

2945-123-01-011  
GLYNNA JOHNSON AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF  
ROBERT F EGGER  
1523 ORCHARD AVE  
GRAND JUNCTION, CO 81501

2945-123-01-012  
NORMAN E AND REBECCA A BOWLES  
1513 ORCHARD AVE  
GRAND JUNCTION, CO 81501

UTILITY  
EASEMENT  
AREA = 112.5 SF

10' UTILITIES EASEMENT  
PER SUNNYVALE ACRES  
SUBDIVISION PLAT



01-018  
AR CLIFFORD  
TH ST  
CO 81501

LOT 17  
NORTH SUNNYVALE  
ACRES

2945-123-01-019

7.5' EASEMENT  
FOR UTILITIES &  
ACCESS TO ALLEY  
PER SUNNYVALE  
ACRES SUB. PLAT

LOT 16  
NORTH SUNNYVALE  
ACRES

DRAWN BY: JCS

DATE: 2-2003

SCALE: 1" = 20'

APPR. BY: JW

EASEMENT EXHIBITS.dwg

UTILITY EASEMENT  
PARCEL 2945-123-01-011

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION