

ELL01LRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF  
SANITARY SEWER FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: JOSEPH A. AND DANA L. ELLIOTT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 661 LARKSPUR LANE,  
LOT 2 NORTHFIELD WEST MINOR SUBDIVISION

PARCEL NO.: 2945-022-15-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

### GRANT OF SANITARY SEWER EASEMENT

JOSEPH A. ELLIOTT AND DANA L. ELLIOTT, Grantors for and in consideration of the sum of Four Thousand Eighty Six and 58/100 Dollars (\$4,086.58), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed and by these presents do hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, for the benefit of the Persigo 201 Sewer System, whose address is 250 North 5<sup>th</sup> 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:

Beginning at the Northwest corner of Lot 2, Northfield West Minor Subdivision, situate in the Northwest  $\frac{1}{4}$  of Section 2, 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 14, Page 386 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of said subdivision;  
thence East a distance of 23.50 feet along the north boundary line of said Lot 2; thence leaving said north boundary line of Lot 2, S 36°59'50" E a distance of 185.90 feet;  
thence S 15°49'00" E a distance of 86.96 feet;  
thence S 10°30'53" W a distance of 107.73 feet to the south boundary line of said Lot 2;  
thence West along said south boundary line of Lot 2, a distance of 20.34 feet to a point from whence the Southwest corner of said Lot 2 bears West a distance of 6.95 feet;  
thence leaving the south boundary line of said Lot 2, N 10°48'16" E a distance of 70.98 feet to a point on the westerly boundary line of said Lot 2;  
thence along the westerly boundary line of said Lot 2 the following three (3) courses:  
1. N 02°53'00" E a distance of 63.48 feet;  
2. N 30°37'00" W a distance of 134.68 feet;  
3. N 36°57'00" W a distance of 111.41 feet to the **Point of Beginning**, containing 7,940.40 square feet more or less.

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. Grantors 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 Grantors hereby covenant 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. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.

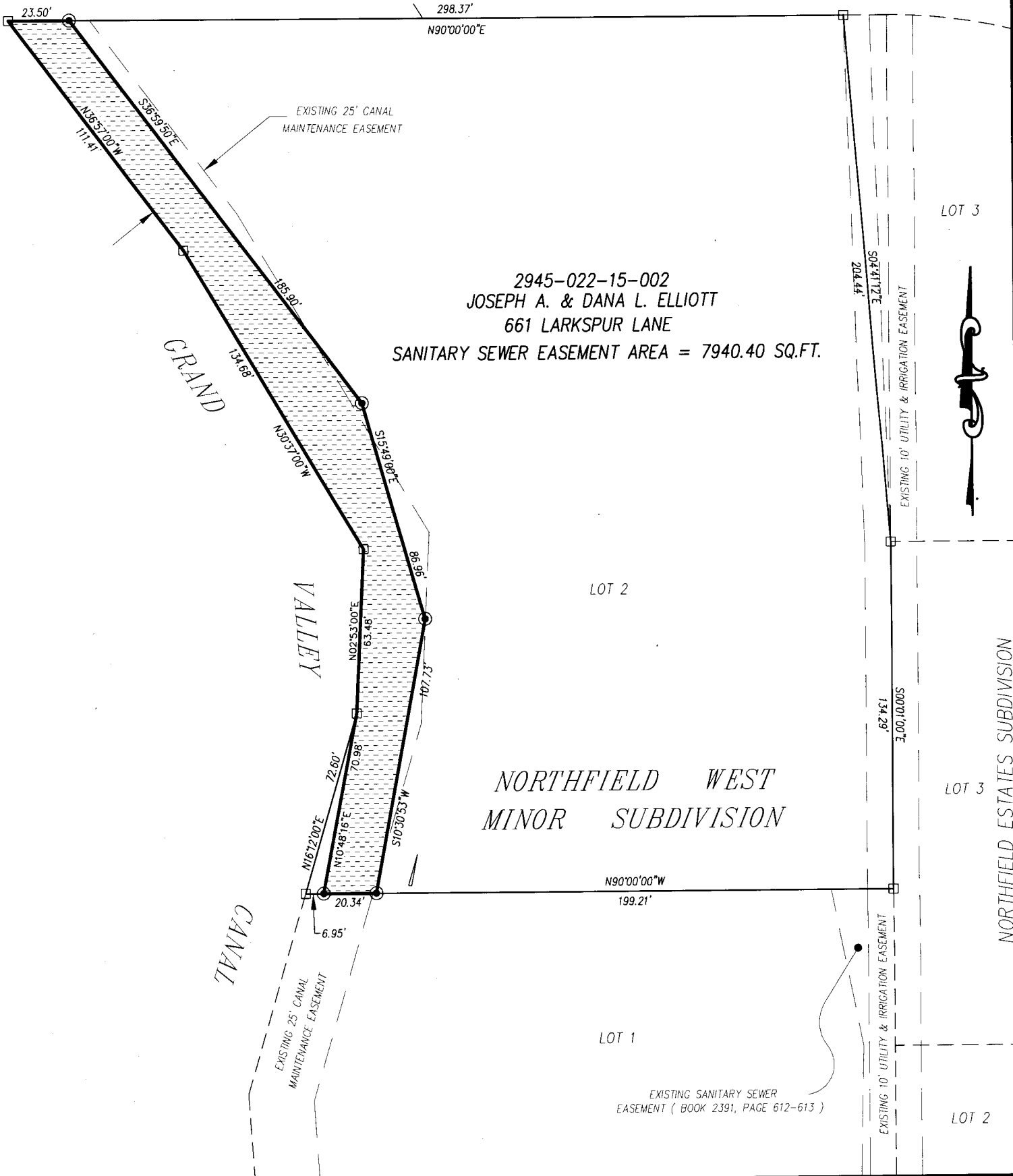
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.



# EXHIBIT "A"

LOT 2  
NORTHFIELD ESTATES SUBDIVISION

LARKSPUR LANE



DRAWN BY: SRP  
DATE: 10-2-2000  
SCALE: 1" = 50'  
APPR. BY: TW  
FILE NO: NORTH2\_2.DWG

EASEMENT DESCRIPTION MAP

SEWER EASEMENT  
LOT 2, NORTHFIELD WEST MINOR SUBDIVISION

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION