

ELL97LRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOSEPH A. ELLIOTT AND DANA L. ELLIOTT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTHEAST CORNER OF LOT
2, NORTHFIELD WEST MINOR SUBDIVISION, LARKSPUR LANE, PARCEL NO. 2945-022-15-
002, SEWER EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1862219 08/28/98 1109AM
MONIKA TODD CLK® MESA COUNTY CO
REG FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

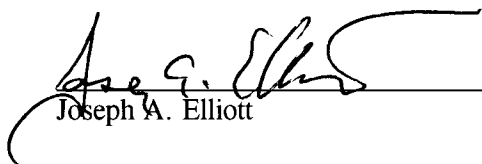
Joseph A. Elliott and Dana L. Elliott, Grantors, for and in consideration of the installation, operation, maintenance and repair of a sanitary sewer pipeline and related facilities, the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 200 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance and repair of a sanitary sewer pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of Lot 2, Northfield West Minor Subdivision situate in the Northwest 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 386 in the Office of the Mesa County Clerk and Recorder; thence N 90°00'00" W along the South boundary line of said Lot 2 a distance of 10.00 feet to the True Point of Beginning; thence N 90°00'00" W along the South boundary line of said Lot 2 a distance of 14.00 feet; thence N 00°01'00" W a distance of 134.25 feet; thence N 00°28'50" W a distance of 203.80 feet to a point on the North boundary line of said Lot 2; thence leaving said North boundary line and along the Westerly line of an existing Utility & Irrigation Easement the following two (2) courses and distances:
1. S 01°53'09" E a distance of 203.87 feet;
2. S 00°01'00" E a distance of 134.29 feet to the Point of Beginning,
containing 4,223.32 square feet as described herein and as 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 to enter upon said premises, 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 Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that the work and act of installing, maintaining and repairing said sanitary sewer pipeline and related facilities shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenants 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.

Executed and delivered this 23 day of December, 1997.


Joseph A. Elliott


Dana L. Elliott

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of December, 1997,
by Joseph A. Elliott and Dana L. Elliott.

My commission expires: June 13, 1999
Witness my hand and official seal.

Theresa J. Martinez
Notary Public



EXHIBIT "A"

NORTHFIELD ESTATES SUBDIVISION

LOT 5

LARKSPUR LANE

S90°00'00"E

312.87'

9.00' 16.71'

N36°57'00"W
111.41'

GRAND

25' CANAL MAINTENANCE EASEMENT
N30°37'00"W
134.68'

FALLEN

N02°53'00"E
63.48'

CANAL

N16°12'00"E
72.60'

2945-022-15-002
JOSEPH A. & DANA L. ELLIOT
SANITARY SEWER EASEMENT AREA = 4223.32 SQ.FT.

LOT 2

NORTHFIELD WEST

SANITARY SEWER EASEMENT

N90°00'00"W

202.50'

MINOR SUBDIVISION

LOT 1

203.80'

S04°41'17"E

204.44'

S01°53'09"E

203.87'

N00°28'50"W

N00°01'00"W

134.25'

14.00'

S00°01'00"E

134.29'

10.00'

EXISTING 10' UTILITY & IRRIGATION EASEMENT

EXISTING 10' UTILITY & IRRIGATION EASEMENT

OLD LOT LINE FOR LOT 4
NORTHFIELD ESTATES SUB.

LOT 3

EXISTING 10' UTILITY & IRRIGATION EASEMENT (FROM NORTHFIELD ESTATES SUB.)

NORTHFIELD ESTATES SUBDIVISION
LOT 3



DRAWN BY: SRP
DATE: 10-17-97
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: NORTHW_2.DWG

EASEMENT DESCRIPTION MAP

SEWER EASEMENT
LOT 2, NORTHFIELD WEST MINOR SUBDIVISION

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION