

ERW00JAS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: EASEMENT PROCURED FOR THE GLEN CARO-NORTHFIELD ESTATES 2 SEWER DISTRICT

NAME OF PROPERTY OWNER OR GRANTOR: WILLIAM J. ERWIN AND MILDRED L. ERWIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 694 JASMINE LANE, GRAND JUNCTION, LOT 2, HERMANN'S SUBDIVISION

PARCEL NO.: 2945-022-02-020

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1978769 01/02/01 0206PM
 MONIKA TODD CLK&REC MESA COUNTY CO
 REC FEE \$15.00
 DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

WILLIAM J. ERWIN and MILDRED L. ERWIN, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 LARRY J. WHEELER and NORMA B. WHEELER, Grantees, whose address is 694 Jasmine Lane, Grand Junction, Colorado 81506, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of one (1) sanitary sewer service line 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 4 of Hermanns Subdivision, situate in the Northwest ¼ 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 9 at Page 140 in the office of the Mesa County Clerk and Recorder; thence N 90°00'00" E along the north boundary line of said Lot 4 a distance of 17.89 feet; thence leaving the north boundary line of said Lot 4, S 18°01'10" E a distance of 166.34 feet to a point on the northerly right-of-way line for Myrtle Lane as dedicated with the recorded plat of said Hermanns Subdivision; thence along said northerly right-of-way line, 25.26 feet along the arc of a curve concave to the Southeast, having a radius of 50.00 feet, a central angle of 28°56'47", and a long chord bearing S 88°51'23" W a distance of 24.99 feet to the intersection of said right-of-way line with the west boundary line of said Lot 4; thence N 15°37'00" W along the west boundary line of said Lot 4 a distance of 164.76 feet to the Point of Beginning,

Said Easement being for the use and benefit of the following described real property, to wit:

Lot 1 and Lot 2 of Hermanns Subdivision, situate in the Northwest ¼ 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 9 at Page 140 in the office of the Mesa County Clerk and Recorder, EXCEPT, Beginning S 00°06'00" E 40.0 feet and S 89°58'00" E 50.0 feet from the Northwest Corner of the NE ¼ NW ¼ of said Section 2, thence along the arc of a curve to the Southwest having a central angle of 30°00'00" and a radius of 93.3 feet, an arc length of 48.85 feet, and a chord bearing S 14°54'00" W 48.3 feet; thence S 00°06'00" E 126.63 feet; thence S 89°58'00" E 156.5 feet; thence N 00°06'00" W 220.0 feet; thence N 89°58'00" W 131.5 feet to the Point of Beginning,
 also known as 694 Jasmine Lane
 and identified by Mesa County Tax Schedule Number 2945-022-02-020.

TO HAVE AND TO HOLD unto the said Grantees, their 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 Grantees 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 Grantees 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. Grantees agree 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 covenants with Grantees 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 7th day of November, 2000.

William J. Erwin
 William J. Erwin

Mildred L. Erwin
 Mildred L. Erwin

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of NOVEMBER, 2000, by William J. Erwin and Mildred L. Erwin.

My commission expires: 1.15.02
Witness my hand and official seal.

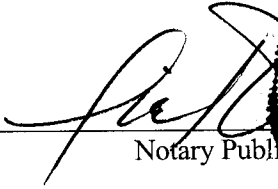
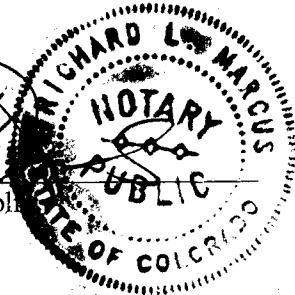
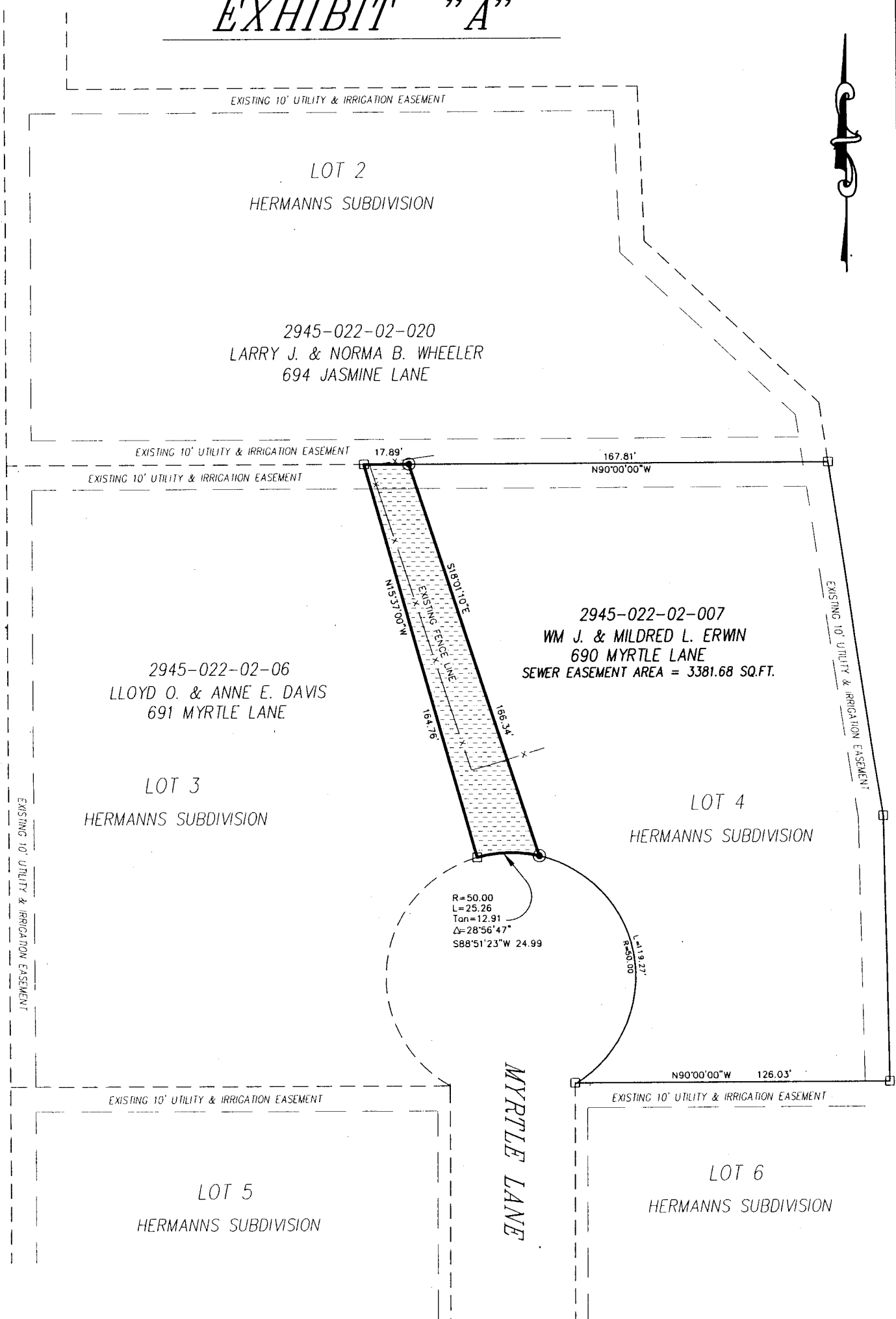

Notary Public


EXHIBIT "A"



DRAWN BY: SRP
DATE: 10-2-2000
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: NORTH2_8.DWG

EASEMENT DESCRIPTION MAP
SEWER EASEMENT
NORTHFIELD ESTATES #2 & GLEN CARO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION