

FCN0128R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: SANITARY SEWER SERVICE

NAME OF PROPERTY OWNER OR GRANTOR: FIRST CHURCH OF THE NAZARENE OF GRAND
JUNCTION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 28 ROAD AND
PATTERSON

PARCEL NO.: 2943-063-00-952

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001 (2000 DATE OF SIGNING IN ERROR-THIS IS A 2001 DOCUMENT)

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1980604 01/19/01 1016AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

FIRST CHURCH OF THE NAZARENE OF GRAND JUNCTION, a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 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:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the reasonable right of ingress and egress for workers and equipment over and across the real property which is servient to the easement hereby conveyed, subject to the terms and conditions contained herein.

1. Grantor 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 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 it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 11th day of January, 2000.

Attest:

FIRST CHURCH OF THE NAZARENE OF GRAND JUNCTION

By: Geri A. Walters
Secretary

By: Howard E. Hays
President

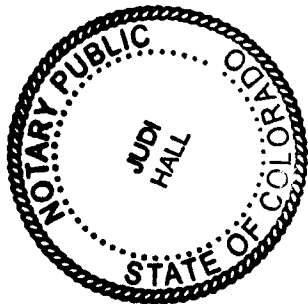
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of January, 2000, by Howard E. Hays as President and attested to by Geri A. Walters as Secretary of the FIRST CHURCH OF THE NAZARENE OF GRAND JUNCTION, a Colorado nonprofit corporation.

My Commission Expires June 24, 2003

My commission expires: _____

Witness my hand and official seal.



Judi Hall
Notary Public

EXHIBIT A**Sewer Easement**

A certain parcel of land for sewer easement purposes being a portion of the West Half (W ½) of Lot 7 in Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Section 6, Township 1 South, Range 1 East of the Ute Meridian, from whence the Northwest corner of said Lot 7 in Section 6 bears North 00 degrees 03 minutes 19 seconds East for a basis of bearings, with all bearings mentioned herein relative thereto; thence North 00 degrees 03 minutes 19 seconds East along the West line of said Lot 7, a distance of 494.19 feet; thence South 89 degrees 59 minutes 07 seconds East, a distance of 40.00 feet to a point on the East right of way for 28 Road and the POINT OF BEGINNING: thence North 00 degrees 03 minutes 19 seconds East, a distance of 2.00 feet; thence South 89 degrees 59 minutes 07 seconds East, a distance of 409.00 feet; thence North 00 degrees 01 minutes 06 seconds West, a distance of 18.00 feet; thence South 89 degrees 59 minutes 07 seconds East, a distance of 187.19 feet to a point on the East line of the West half (W ½) of said Lot 7; thence South 00 degrees 01 minutes 54 seconds West, along said East line of the West half (W ½) of Lot 7, a distance of 20.00 feet; thence North 89 degrees 59 minutes 07 seconds West, a distance of 596.18 feet to the POINT OF BEGINNING.

Said easement containing 0.105 acres, more or less, as described.

Prepared by:
Patrick R. Green, PLS 17485
LANDesign, L.L.C.
259 Grand Avenue
Grand Junction, Colorado 81501

EXHIBIT B

