

FSH02OUR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: DRAINAGE AND UTILITY EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: KEITH E. FISHER AND
MABLE L. FISHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2206
CRESTLINE COURT - REDLANDS VILLAGE SUBDIVISION - FILING #9,
LOT 19 - BLOCK 7

PARCEL NO.: 2945-063-03-017

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3163 Page 873
2078533 09/30/02 1002AM
MONIKA TODD CLARKE MESA COUNTY CO
REC FEE \$25.00
DOCUMENTARY FEE \$500.00

GRANT OF EASEMENT

Keith E. Fisher and Mable L. Fisher, Grantors, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 5th Street, Grand Junction, Colorado 81501, three (3) Perpetual Easements for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenances related thereto, storm sewer facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcels of land, to wit:

See Exhibits "A" and "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 right of perpetual ingress and egress for workers and equipment to survey, improve, maintain, operate, repair, replace, control and use said Easements, 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.

- Grantors shall have the right to use and occupy the real property burdened by these Easements 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 areas 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 areas.
- Grantee's utilization of the Easements and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement areas or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easements and the rights herein conveyed.
- Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; 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 27th day of September, 2002.

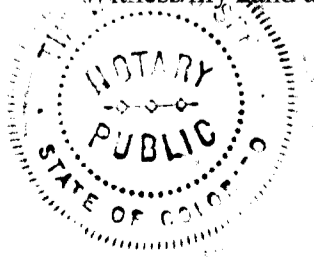
Keith E. Fisher
Keith E. Fisher

Mable L. Fisher
Mable L. Fisher

State of Colorado)
)ss.
County of Mesa)

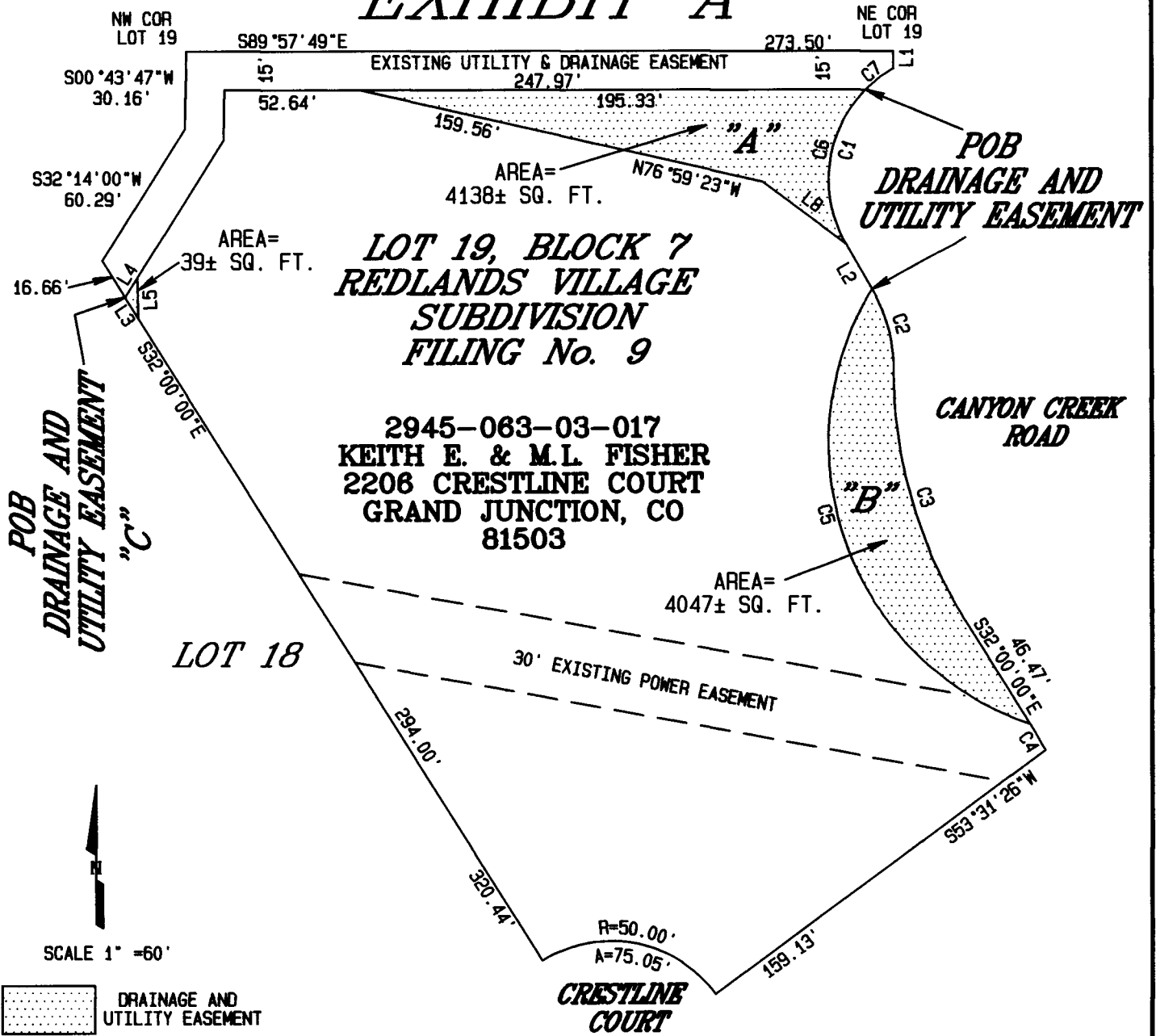
The foregoing instrument was acknowledged before me this 27th day of September, 2002, by Keith E. Fisher and Mable L. Fisher.

My commission expires: 5/11/2006
Witness my hand and official seal.



Jim Woodmensee
Notary Public

EXHIBIT A



**LOT 19, BLOCK 7
REDLANDS VILLAGE
SUBDIVISION
FILING No. 9**

2945-063-03-017
KEITH E. & M.L. FISHER
2206 CRESTLINE COURT
GRAND JUNCTION, CO
81503

LINE/CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1		6.70'			S00°02'11"W
L2		20.00'			S29°57'49"E
L3		9.78'			N32°00'00"W
L4		8.96'			N32°14'00"E
L5		15.88'			S01°27'27"E
C1	89°59'56"	78.54'	50.00'	70.71'	S15°02'11"W
C2	30°00'08"	32.44'	61.95'	32.07'	S14°57'49"E
C3	32°02'14"	103.81'	185.65'	102.46'	S15°58'55"E
C4	2°19'27"	11.56'	285.00'	11.56'	S30°50'17"E
C5	102°41'16"	206.11'	115.00'	179.61'	S19°53'37"W
C6	74°25'41"	64.95'	50.00'	60.48'	S07°15'04"W
C7	15°34'15"	13.59'	50.00'	13.55'	S52°15'02"W

D H SURVEYS INC.
118 OURAY AVE.
GRAND JUNCTION, CO.
(970) 245-8749

DRAINAGE AND UTILITY EASEMENT DESCRIPTION "A"

A tract of land for a drainage and utility easement situated in the SE 1/4 SE 1/4 of Section 14, Township 11 South, Range 101 West in the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of Lot 19, Block 7, Redlands Village Subdivision Filing

No. 9, the basis of bearing being N89°57'49"W to the northwest corner of said Lot 19; thence S00°02'11"W a distance of 6.70 feet along the easterly line of said Lot 19; thence along the arc of a curve to the left a distance of 13.59 feet having a central angle of 15°34'15" and a radius of 50.00 feet the chord of which bears S52°15'02"W a distance of 13.55 feet along said easterly line to the Point of Beginning; thence along the arc of a curve to the left a distance of 64.95 feet having a central angle of 74°25'41" and a radius of 50.00 feet the chord of which bears S07°15'04"W a distance of 60.48 feet along said easterly line; thence N53°06'15"W a distance of 40.31 feet; thence N76°59'23"W a distance of 159.56 feet to the south line of an existing utility and drainage easement; thence S89°57'49"E a distance of 195.33 feet along said south line to the Point of Beginning;
Said tract contains 4138 Sq. Ft. more or less.

This description was prepared by:
Michael W. Drissel PLS 20677
118 Ouray Avenue
Grand Junction, CO. 81501

DRAINAGE AND UTILITY EASEMENT DESCRIPTION "B"

A tract of land for a drainage and utility easement situated in the SE 1/4 SE 1/4 of Section 14, Township 11 South, Range 101 West in the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of Lot 19, Block 7, Redlands Village Subdivision Filing

No. 9, the basis of bearing being N89°57'49"W to the northwest corner of said Lot 19; thence S00°02'11"W a distance of 6.70 feet along the easterly line of said Lot 19; thence along the arc of a curve to the left a distance of 78.54 feet having a central angle of 89°59'56" and a radius of 50.00 feet the chord of which bears S52°02'11"W a distance of 70.71 feet along said easterly line; thence S29°57'49"E a distance of 20.00 feet to the Point of Beginning; thence along the arc of a curve to the right a distance of 32.44 feet having a central angle of 30°00'08" and a radius of 61.95 feet the chord of which bears S14°57'49"E a distance of 32.07 feet along said easterly line; thence along the arc of a curve to the left a distance of 103.81 feet having a central angle of 32°02'14" and a radius of 185.65 feet the chord of which bears S15°58'55"E a distance of 102.46 feet along said easterly line; thence S32°00'00"E a distance of 46.47 feet along said easterly line; thence along the arc of a non-tangent curve to the right a distance of 206.11 feet having a central angle of 102°41'16" and a radius of 115.00 feet the chord of which bears N19°53'37"W a distance of 179.61 feet to the Point of Beginning; Said tract contains 4047 Sq. Ft. more or less.

This description was prepared by:
Michael W. Drissel PLS 20677
118 Ouray Avenue
Grand Junction, CO. 81501

DRAINAGE AND UTILITY EASEMENT DESCRIPTION "C"

A tract of land for a drainage and utility easement situated in the SE 1/4 SE 1/4 of Section 14, Township 11 South, Range 101 West in the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northwest corner of Lot 19, Block 7, Redlands Village Subdivision Filing No. 9, the basis of bearing being S89°57'49"E to the northeast corner of said Lot 19;

thence S00°43'47"W a distance of 30.16 feet along the westerly line of said Lot 19;

thence S32°14'00"W a distance of 60.29 feet along said westerly line to the lot corner common to Lot 18 and Lot 19;

thence S32°00'00"E a distance of 16.66 feet along the lot line common to Lot 18 and Lot 19 to the Point of Beginning;

thence N32°14'00"E a distance of 8.96 feet;

thence S01°27'27"E a distance of 15.88 feet to said common lot line;

thence N32°00'00"W a distance of 9.78 feet to the Point of Beginning;

Said tract contains 39 Sq. Ft. more or less.

This description was prepared by:

Michael W. Drissel PLS 20677

118 Ouray Avenue

Grand Junction, CO. 81501