

GNT96WLS

TYPE OF RECORD: PERMENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: GNT DEVELOPMENT CORPORATION,
W.D. GARRISON , PRESIDENT AND ELIZABETH SANT,
SECRETARY/TREASURER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: WILSON RANCH
TOWNHOMES FILING NO.4 SEWER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1750447 1057AM 03/20/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

GNT DEVELOPMENT CORPORATION, a Colorado corporation, Grantor, whose address is P.O. Box 308, Grand Junction, Colorado 81502-0308, for and in consideration of the operation, maintenance and repair of sanitary sewer lines and related facilities, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, a Perpetual Easement for the installation, operation, maintenance and repair of sanitary sewer pipelines, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described real property situated in the Northwest 1/4 of the Southeast 1/4 (NW1/4 SE1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said easement being more particularly described by metes and bounds as follows, to wit:

Commencing at the Mesa County Brass Cap set for the Center 1/4 Corner of said Section 34 and considering the North line of the SE 1/4 of said Section 34 to bear East with all bearings contained herein being relative thereto; thence S 71°10'01" E a distance of 1036.50 feet to a point on the Northerly boundary line of Wilson Ranch Filing No. Four, as recorded in Plat Book 14 at Page 297 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning of the easement herein described; thence along the following four (4) courses and distances:

- 1. N 12°17'41" E a distance of 150.06 feet;
- 2. S 77°42'19" E a distance of 20.00 feet;
- 3. S 12°17'41" W a distance of 130.30 feet;
- 4. S 57°38'03" W along the Northerly boundary line of Wilson Ranch Filing No. Four a distance of 28.12 feet to the Point of Beginning.

containing 2803.64 square feet as described herein and depicted on **Exhibit "A"**.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said sanitary sewer lines and related fixtures and devices, 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 following terms, covenants, conditions and restrictions:

- 1. Grantee, as a condition of this grant, agrees that entry to the easement area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor and to the Grantor's heirs, successors and assigns.

2. Grantor shall have the right to continue to use the real property burdened by this easement for any lawful purpose which will not interfere with the full use and quiet enjoyment of the Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement area.

3. 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 of all persons whomsoever.

Signed this 6th day of March, 1996.

Attest:

GNT Development Corporation
a Colorado corporation

Elizabeth Sant
Elizabeth Sant, Secretary/Treasurer

W.D. Garrison
W.D. Garrison, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of March, 1996, by W.D. Garrison as President and attested to by Elizabeth Sant as Secretary/Treasurer of GNT Development Corporation, a Colorado corporation.

My commission expires: 10/5/97
Witness my hand and official seal.



Nancy E. Kissler
Notary Public

EXHIBIT A

