

HAR0526R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD: NAME OF PROPERTY	EASEMENT (SANITARY SEWER)
OWNER OR GRANTOR:	BARBARA HARTSHORN
PURPOSE:	SANITARY SEWER EASEMENT
ADDRESS:	818 26 ROAD
PARCEL #:	2701-263-00-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2293247 BK 4062 PG 246-249
12/20/2005 04:02 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$20.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF SANITARY SEWER EASEMENT

Barbara Hartshorn, Grantor, as the owner of the property located at 818 26 Road, Grand Junction, Colorado, with parcel number 2701-263-00-002 and in consideration of the sum of Ten 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, for the benefit of the Persigo 201 Sewer System a perpetual Sanitary Sewer 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 in the State of Colorado, County of Mesa, to wit:

See the attached Exhibit A and Exhibit B incorporated herein as if fully rewritten.

TO HAVE AND TO HOLD unto the said Grantee, its 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 condition 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 Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee or which might act to prevent or impede reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area. Grantor shall allow only sod or gravel on the surface in the Easement area unless Grantor has obtained the written consent of the City's Utility Engineer.

2. Grantee's utilization of the Easement 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 expenses, any and all damages to the Easement area or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easement and the rights conveyed herein, except that Grantee shall not be responsible for any damage caused by the removal of any burden within the Easement area which interferes with Grantee's reasonable ingress or egress on, along, over, under, through, and across the Easement area and Grantee's use of the Easement area.

3. Grantor hereby further covenants with Grantee that Grantor has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons claiming an interest by, through, or under the Grantor.

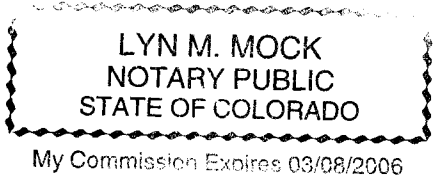
Executed and delivered this 15th day of December, 20 05.

Barbara Hartshorn
Barbara Hartshorn

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of December, 20 05 by Barbara Hartshorn.

My commission expires 3/8/06.
Witness my hand and official seal.



Lyn M. Mock
Notary Public

EXHIBIT A

SEWER EASEMENT

A strip of land situate in the S 1/2 SW 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the S 1/16 corner on the west line of said Section 26, the basis of bearing being N89°54'50"E along the north line of said S 1/2 SW 1/4 to the SW 1/16 corner of said Section 26;

thence N89°54'50"E a distance of 550.00 feet to the point of beginning;

thence N89°54'50"E a distance of 34.03 feet;

thence S53°54'54"W a distance of 722.64 feet to the west line of said S 1/2 SW 1/4;

thence N00°00'14"W a distance of 24.75 feet along said west line;

thence N53°54'54"E a distance of 680.54 feet to the point of beginning.

Said strip contains 0.32 acres more or less.

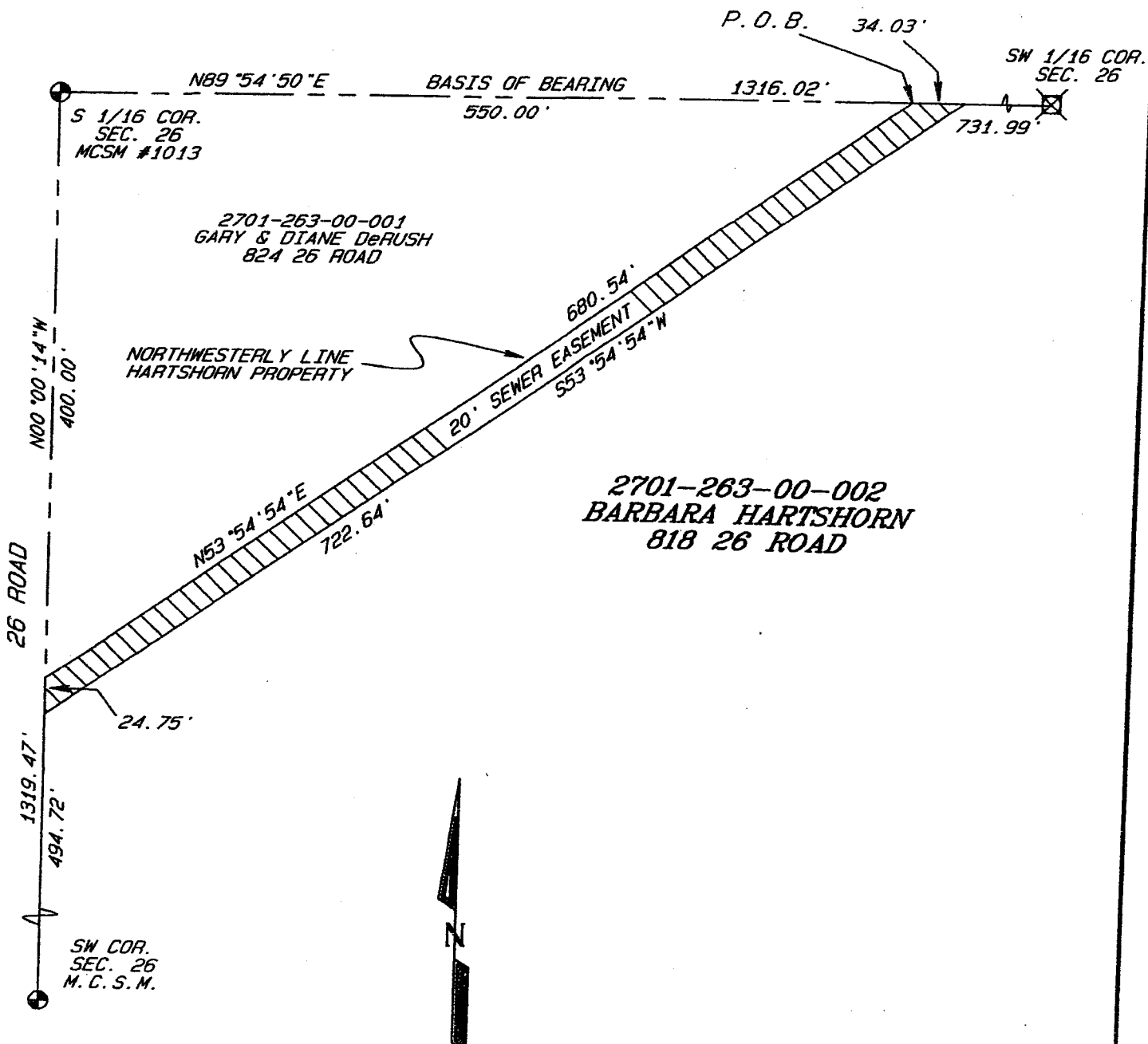
This description was prepared by:

Michael W. Drissel PLS

118 Ouray Ave.

Grand Junction, CO. 81501

EXHIBIT B



D H SURVEYS, INC.
970-245-8749