

HAR97CIM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: SANFORD G HARRIS AND WANDA F HARRIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION: CIMARRON NORTH SUBDIVISION, PART OF LOT 7 LINDA SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: NONE

EASEMENT

THIS EASEMENT is made and entered into by, between and amongst Sanford G. Harris and Wanda F. Harris, hereinafter GRANTOR; and Great Homes Ltd., hereinafter GRANTEE.

WHEREAS, GRANTOR is the owner in fee simple of the following described real property situate in the County of Mesa, State of Colorado, to wit:

Part of Lot 7 LINDA SUBDIVISION.

Beginning North 00° 12' West 25.00 feet from the Southwest corner of the SE 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the U.M. thence North 00° 12' West 289 feet, thence South 65° 48' East to the West Right-of-Way line of Young Street, thence South 191.27 feet to the Southeast corner of said Lot 7, thence South 89° 51' West 215.2 feet more or less to the Southwest corner of said Lot 7 and the point of beginning.

WHEREAS, GRANTEE is the owner of the following described real property situate in the County of Mesa, State of Colorado, said property to be laid out and platted as CIMARRON NORTH SUBDIVISION, which said subdivision is adjacent to the land owned by GRANTOR, as above described.

NOW THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the undersigned hereby grant, sell and convey to Great Homes Ltd., its successors and assigns, easements for the purpose of drainage located in the Northeast Quarter of Section 3, T1S, R1W of the Ute Meridian in Mesa County, Colorado, and being 10 feet wide on either side of the following described centerlines:

Beginning at a point which bears N 00° 00' 00" E, 78.40 feet from the Southwest corner of the SE 1/4 NE 1/4 of said Section 3, T1S, R1W, U.M.; thence S 80° 56' 10" E, 15.22 feet; thence in a Southeasterly direction along the flowline of the Grand Junction Drainage Districts drain to a point on the North line of F 1/2 Road Right-of-Way line, the terminus of this easement.

The above easement shall terminate and be no longer effective upon completion and acceptance by the City of Grand Junction, acting by and through its Director of Public Works, or his designee, of the improvements in the easement described below. The Director of Public Works or his designee shall record a document evidencing release and abandonment of the above easement and notice of acceptance of the improvements constructed for the conveyance of drainage and storm water from Cimarron North Subdivision when the improvements, each and every one of them, are constructed free of liens and encumbrances in the below described easement and are functioning in accordance with the City approved plan.

Beginning at a point which bears N 00° 00' 00" E, 108.83 feet from the Southwest corner of the SE 1/4 NE 1/4 of said Section 3, T1S, R1W, U.M.; thence N90° 00' 00" E, 45.00 feet; thence in a Southeasterly direction along the flowline of the Grand Junction Drainage Districts drain to a point on the North line of F 1/2 Road Right-of-Way line, the terminus of this easement.

An illustration is shown on the attached "Exhibit A" which is attached hereto and made a part hereof.

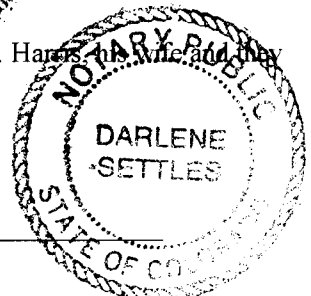
Sanford G. Harris
Sanford G. Harris

Wanda F. Harris
Wanda F. Harris

Personally appeared before me this 17th day of June, 1997, Sanford G. Harris and Wanda F. Harris, who affirmed the foregoing Easements.

Darlene Settles
Notary Public

My commission expires 7-23-2001



My Commission Expires 7-23-2001

Exhibit A

