

HEI9927R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (SEWER)

NAME OF PROPERTY OWNER OR GRANTOR: PATRICIA HEIDRICH

PURPOSE: FOR THE RIGHT OF INGRESS AND EGRESS  
FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND  
REPLACEMENT OF SANITARY SEWER FACILITIES, MARSH LANE SEWER  
EXTENSION

ADDRESS: 752 ½ 27 ROAD (12<sup>TH</sup> STREET)

PARCEL NO: 2701-362-00-015

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION: NONE

DESTRUCTION: NONE

**GRANT OF SANITARY SEWER EASEMENT**

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PATRICIA HEIDRICH, Grantor, for and in consideration of the installation, maintenance and repair of a sanitary sewer line and related facilities, 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:

Commencing at the West ¼ corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Southwest ¼ of the Northwest ¼ (SW ¼ NW ¼) of said Section 36 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°00'00" E along the west line of the SW ¼ NW ¼ of said Section 36 a distance of 286.48 feet; thence leaving the west line of the SW ¼ NW ¼ of said Section 36, N 90°00'00" E a distance of 410.37 feet to the True Point of Beginning; thence N 90°00'00" E a distance of 20.80 feet; thence S 15°56'18" E a distance of 6.36 feet; thence N 89°58'17" E a distance of 86.51 feet; thence S 50°51'00" E a distance of 31.66 feet; thence S 89°58'17" W a distance of 118.49 feet; thence S 88°47'19" W a distance of 55.94 feet to a point on the easterly right-of-way line for Marsh Lane as described by instrument recorded in Book 829 at Page 362 in the office of the Mesa Count Clerk and Recorder; thence along the easterly right-of-way line for said Marsh Lane, 26.94 feet along the arc of a curve concave to the Southwest, having a radius of 50.00 feet, a central angle of 30°52'32", and a long chord bearing N 42°30'19" W a distance of 26.62 feet; thence leaving said right-of-way line, N 88°47'19" E a distance of 60.64 feet; thence N 15°56'18" W a distance of 6.66 feet to the Point of Beginning, containing 3,520.08 square feet as described herein and depicted on **Exhibit "A"** 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 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 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 she 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 whomsoever.

Executed and delivered this 4<sup>th</sup> day of October, 1999.

Patricia Heidrich  
Patricia Heidrich

State of Colorado )  
  )ss.  
County of MESA )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of OCTOBER, 1999, by Patricia Heidrich.

My commission expires: 5/11/2002  
Witness my hand and official seal.

Jim Woodmansee  
Notary Public



