

HOS00LRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: EASEMENT PROCURED FOR THE GLEN CARO-NORTHFIELD ESTATES 2 SEWER DISTRICT

NAME OF PROPERTY OWNER OR GRANTOR: NEWELL C. HOSKIN AND MARLENE J. HOSKIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 675 LARKSPUR LANE, GRAND JUNCTION, LOT 7, NORTHFIELD ESTATES SUBDIVISION

PARCEL NO.: 2945-022-08-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1978777 01/02/01 0210PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

NEWELL C. HOSKIN and MARLENE J. HOSKIN, Grantors, for and in consideration of the creation of a local sanitary sewer improvement district, 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, 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 Northwest Corner of Lot 7, Northfield Estates Subdivision, situate in the Northwest 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 21 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of said subdivision; thence S 89°44'00" W a distance of 134.88 feet to the True Point of Beginning; thence S 25°55'35" E a distance of 74.78 feet; thence N 32°30'00" W a distance of 79.68 feet; thence N 89°44'00" E a distance of 10.12 feet to the Point of Beginning, containing 341.06 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.

- 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 Grantors hereby covenant 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.
- Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
- Grantors hereby covenants with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; 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 31st day of October, 2000.

Newell C Hoskin
Newell C. Hoskin

Marlene J Hoskin
Marlene J. Hoskin

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31st day of October, 2000, by Newell C. Hoskin and Marlene J. Hoskin.

My commission expires: 6/16/2001
Witness my hand and official seal.

Pam Schweder
Notary Public

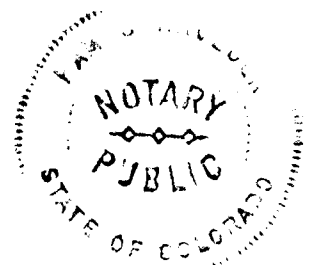
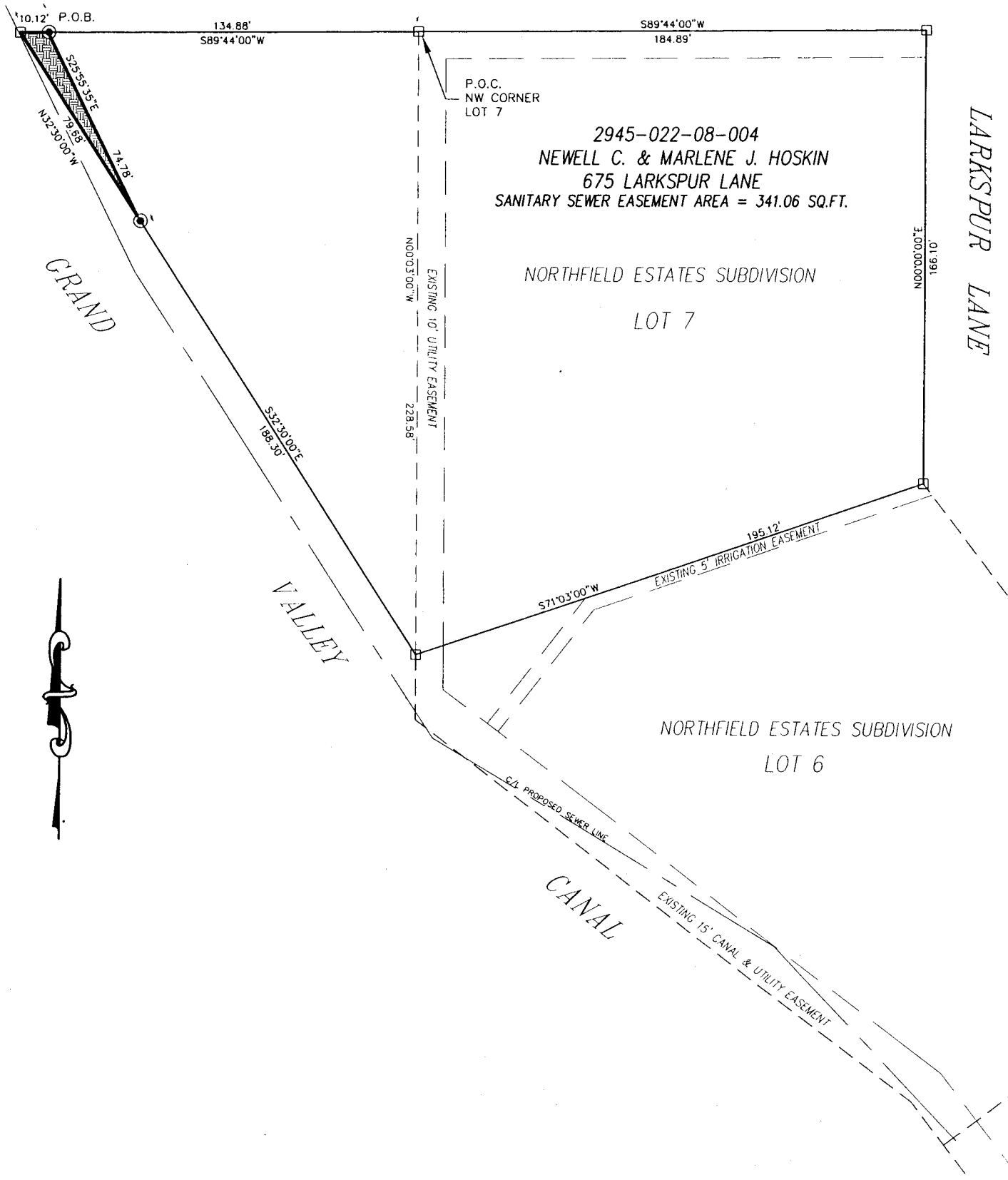


EXHIBIT "A"



DRAWN BY: SRP
 DATE: 9-27-2000
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO: NORTH2_5.DWG

EASEMENT DESCRIPTION MAP
 SEWER EASEMENT
 LOT 7, NORTHFIELD ESTATES SUBDIVISION

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION