

JAS92FS2

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN A. SIEGFRIED

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: FIRE STATION  
NUMBER 2 SANITARY SEWER LINE EASEMENTS TO CENTRAL GRAND  
VALLEY SANITATION DISTRICT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: PERMANENT



The following decribed easement for the installation, maintenance, operation and repair of an underground sanitary sewer line, together with the right of ingress and egress on, along, over, under, through and across the following described real property situate in the NE1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Commencing at the Northwest corner of Lot 9, Block 2 of THE FALLS - FILING NO. TWO, thence N 89°50'00" E along the North line of said Lot 9 a distance of 44.48 feet to the Point of Beginning;  
Thence S 21°21'13" E a distance of 26.80 feet;  
Thence N 88°39'31" W a distance of 10.0 feet;  
Thence N 01°14'34" W a distance of 24.73 feet to a point on the North line of said Lot 9;  
Thence N 89°50'00" E along the North line of said Lot 9 a distance of 0.78 feet to the Point of Beginning,  
  
containing 133.21 square feet, more or less.

GRANT OF EASEMENT

1598259 11:34 AM 04/07/92  
MONIKA TODD CLK&REG MESA COUNTY CO  
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KNOW ALL MEN BY THESE PRESENTS, that JOHN A. SIEGFRIED, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the CENTRAL GRAND VALLEY SANITATION DISTRICT, Grantee, its successors and assigns forever, a PERPETUAL EASEMENT for the installation, maintenance, operation and repair of an underground sanitary sewer line, together with the right of ingress and egress, on, along, over, under, through and across that certain real property described on Exhibit A attached hereto and incorporated herein by reference.

Grantor reserves the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner so as to not limit the joint use of the easement area by Grantor and Grantee.

Grantor hereby covenants that the easement area shall not be burdened or overburdened by erecting or placing of any improvements thereon which might prevent reasonable access to and across the easement area.

Grantor further hereby covenants with Grantee he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 7<sup>th</sup> day of April, 1992.

  
\_\_\_\_\_  
John A. Siegfried

STATE OF COLORADO     )  
                                  ) ss.  
County of MESA         )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 1992, by John A. Siegfried.

My commission expires 2/28/96  
Witness my hand and official seal.



  
\_\_\_\_\_  
Notary Public

EXHIBIT A

The following described easement for the installation, maintenance, operation and repair of an underground sanitary sewer line, together with the right of ingress and egress on, along, over, under, through and across the following described real property situate in the NE1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Commencing at the Northwest corner of Lot 9, Block 2 of THE FALLS - FILING NO. TWO, thence N 89°50'00" E along the North line of said Lot 9 a distance of 44.48 feet to the Point of Beginning;

Thence along the boundary lines of said Lot 9 the following three (3) courses and distances:

- 1) N 89°50'00" E 9.22 feet;
- 2) S 01°14'34" E 20.00 feet;
- 3) N 89°50'00" E 232.44 feet to the Westerly line of an existing 15 foot Utility Easement;

Thence S 06°57'11" along the Westerly line of said easement a distance of 11.17 feet;

Thence N 88°39'31" W a distance of 231.04 feet;

Thence N 21°21'13" W a distance of 26.80 feet to the Point of Beginning,

containing 1,981 square feet, more or less.

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that RAY WERNER, Grantor, for and in consideration of the sum of THREE THOUSAND ONE HUNDRED DOLLARS (\$3,100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the CENTRAL GRAND VALLEY SANITATION DISTRICT, Grantee, its successors and assigns forever, a PERPETUAL EASEMENT for the installation, maintenance, operation and repair of an underground sanitary sewer line, together with the right of ingress and egress, on, along, over, under, through and across that certain real property described on Exhibit A attached hereto and incorporated herein by reference.

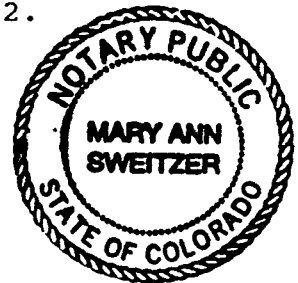
Grantor reserves the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner so as to not limit the joint use of the easement area by Grantor and Grantee.

Grantor hereby covenants that the easement area shall not be burdened or overburdened by erecting or placing of any improvements thereon which might prevent reasonable access to and across the easement area.

Grantor further hereby covenants with Grantee he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 18<sup>th</sup> day of MARCH, 1992.

Ray Werner  
Ray Werner



STATE OF COLORADO    )  
                                  ) ss.  
County of Delta        )

The foregoing instrument was acknowledged before me this 18 day of March, 1992, by Ray Werner.

My commission expires 8-11-93  
Witness my hand and official seal.

Mary Ann Sweitzer  
Notary Public

EXHIBIT A

The following decribed easement for the installation, maintenance, operation and repair of an underground sanitary sewer line, together with the right of ingress and egress on, along, over, under, through and across the following described real property situate in the NE1/4 of the NW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Commencing at the Northwest corner of the NE1/4 NW1/4 of said Section 7, and considering the North line of the NE1/4 NW1/4 of said Section 7 to bear N 89°50'00" E with all bearing contained herein being relative thereto;

Thence N 89°50'00" E a distance of 420.0 feet;

Thence S 01°14'34" E a distance of 315.0 feet to the POINT OF BEGINNING;

Thence S 88°39'31" E a distance of E 240.21 feet;

Thence S 01°14'34" E a distance of 8.68 feet;

Thence S 89°50'00" W a distance of 240.0 feet;

Thence N 01°14'34" W a distance of 15.0 feet to the POINT OF BEGINNING,

containing 2,841 square feet, more or less.