

JOH01SCN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: SANITARY SEWER LINE

NAME OF PROPERTY OWNER OR GRANTOR: LANNY A. JOHNSON AND MARILYN I. JOHNSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 475 W. SCENIC DRIVE,  
GRAND JUNCTION

PARCEL NO.: 2945-171-00-040

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1992918 04/23/01 1048AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

Lanny A. Johnson and Marilyn I. Johnson, Grantors, for and in consideration of the sum of Two Hundred Fifty and 00/100 Dollars (\$250.00), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement for the installation, operation, maintenance of a sanitary sewer line and related facilities for the Project; together with the right of ingress and egress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the SE 1/4 NE 1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcel being more particularly described by the following metes and bounds, to wit:

Beginning at the NE Corner of the SE 1/4 NE 1/4 Section 17, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado;

Thence S55°57'W a distance of 35.80 feet to the NE corner of Lot 4, Huffaker Subdivision, Mesa County, Colorado;

Thence S89°56'W along the north line of said Lot 4, a distance of 212.83 feet;

Thence S42°01'00"W along the chord of the curve on the NW corner of said Lot 4, a distance of 140.57 feet;

Thence N50°59'22"W a distance of 49.87 feet to the True Point of Beginning:

Thence S64°25'35"W a distance of 34.0 feet;

Thence S20°47'07"E a distance of 8.0 feet;

Thence along the arc of a curve to the left, with a Radius of 200.00 feet, chord bearing S44°10'50"E 40.8 feet, arc length 40.9 feet;

Thence N58°52'17"W a distance of 49.8 feet;

Thence N25°34'25"W a distance of 15.0 feet;

Thence N64°25'35"E a distance of 56.7 feet;

Thence along the arc of a curve to the left, with a radius of 134.7 feet, chord bearing S11°58'12"W 12.6 feet, arc length 12.6 feet to the True Point of Beginning:

The above described parcel of land contains 852.5 square feet as described herein and depicted on the attached Exhibit "A".

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantors, their heirs, successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.

2. Grantors shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement areas.

3. Grantors hereby covenant 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 of all persons whomsoever.

Signed this 31 day of July, 1995.

Lanny A. Johnson  
Lanny A. Johnson

Marilyn I. Johnson  
Marilyn I. Johnson

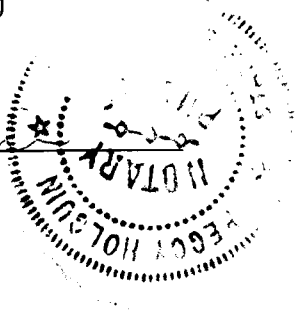
State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 1995, by Lanny A. Johnson and Marilyn I. Johnson.

Witness my hand and official seal.

My commission expires 3-3-97.

Peggy Holguin  
Notary Public



The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

2945-171-00-040

LANNY & MARILYN JOHNSON  
475 W. SCENIC DR.  
GRAND JCT., CO. 81503

WEST SCENIC DRIVE

NE COR. SE1/4 NE1/4  
T.1S. R.1W.,  
UTE P.M.

S89°56'00" W  
212.8'

S55°57'00" W  
35.8'

SCALE: 1" = 20'

N

PERMANENT  
EASEMENT

POINT OF  
BEGINNING

$\Delta = 05^{\circ}22'00''$   
 $R = 134.7'$   
 $T = 6.3'$   
 $L = 12.6'$   
CH. = S11°58'12" W  
12.6'

S20°47'07" E  
8.0'

N64°25'35" E  
56.7'

34.0'

S64°25'35" W

N50°59'22" W  
49.9'

S42°01'00" W  
140.6'

CITY  
OF  
G.J.

N25°34'25" W  
15.0'

852.5 SQ. FT.

N58°52'17" W  
49.8'

$\Delta = 11^{\circ}42'34''$   
 $R = 200.0'$   
 $T = 20.5'$   
 $L = 40.9'$   
CH. = S44°10'50" E  
40.8'

ESMT-LS.DWG

PARCEL DESCRIPTION MAP  
PARCEL NO. 2945-171-00-040  
APPROVED \_\_\_\_\_  
DATE DPW 4-7-95

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

EXHIBIT "A"