

KCH97CCP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: CARL H. KOCH AND KATHY A. KOCH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SEWER LINE
INSTALLATION ON COUNTRY CLUB PARK DRIVE LOT 1 BLOCK 4
COUNTRY CLUB PARK SUBDIVISION 2945-211-07-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1788221 0300PM 02/13/97
MONIKA TODD CLK&REC MESA COUNTY Co
DOCUMENT FEE \$EXEMPT

Carl H. Koch and Kathy A. Koch, Grantors, for and in consideration of the installation, operation, maintenance and repair of a sanitary sewer pipeline and facilities and appurtenances related thereto, the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, for the use of Grantee and for the use of the Public Utilities, a Perpetual Utilities Easement on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at a found rebar and cap in place for the southwest corner of Lot 1, Block 4 of Country Club Park Subdivision, Mesa County, Colorado; thence N 17°29'21" W along the west line of said Lot 1, Block 4 a distance of 73.38 feet to the True Point of Beginning of the parcel described herein; thence continuing along the west line of said Lot 1, Block 4 N 17°29'21" W a distance of 40.24 feet to a point; thence leaving said west line S 87°23'52" E a distance of 20.06 feet to a point; thence S 19°30'25" E a distance of 104.27 feet to a point on the northerly right-of-way line for Country Club Park Drive; thence 20.06 feet along said northerly right-of-way line and arc of a curve concave to the southeast, having a radius of 1457.39 and a long chord bearing S 66°10'56" W a distance of 20.06 feet to a point; thence leaving said northerly right-of-way line N 19°30'25" W a distance of 73.11 feet to the point of beginning, containing 2152.38 square feet as described herein and as 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 to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Utilities Easement, subject to the terms and conditions contained herein.

1. Grantors reserve the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with the 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 for workers and equipment on, along, over, under, through and across the easement area.

2. Grantee agrees that the work and act of installing, maintaining and repairing utilities and related appurtenances and facilities shall be performed with due care using commonly accepted standards and techniques, taking precautions for the protection of persons and property; all damages to persons or property resulting from the failure to exercise due care, or other higher standard of care as may be applicable, shall be paid for and repaired at the expense of Grantee.

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 and demands of all persons whomsoever.

Executed and delivered this 12th day of February, 1997.

Carl H. Koch

Carl H. Koch

Kathy A. Koch

Kathy A. Koch

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of February, 1997, by Carl H. Koch and Kathy A. Koch.

My commission expires: 3.3.97
Witness my hand and official seal.

Regina H. Blaylock
Notary Public

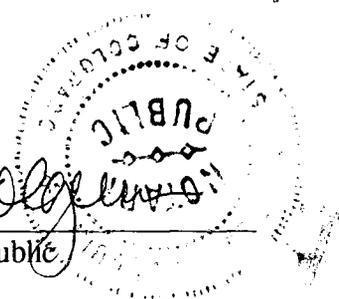


EXHIBIT "A"



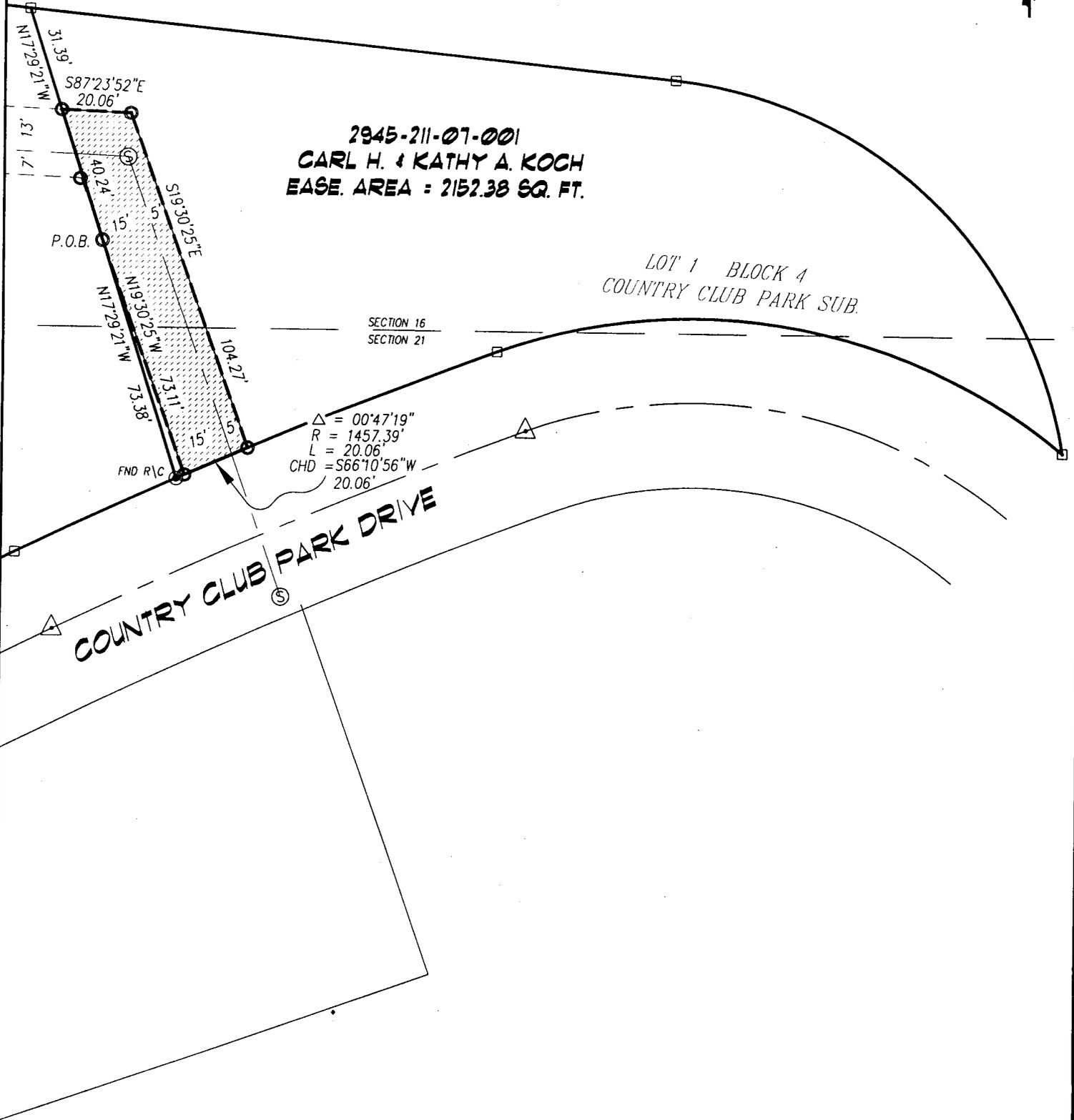
2945-211-07-001
CARL H. & KATHY A. KOCH
EASE. AREA = 2152.38 SQ. FT.

LOT 1 BLOCK 4
COUNTRY CLUB PARK SUB.

SECTION 16
SECTION 21

$\Delta = 00^{\circ}47'19''$
 $R = 1457.39'$
 $L = 20.06'$
 $CHD = 566^{\circ}10'56''W$
 $20.06'$

COUNTRY CLUB PARK DRIVE



DRAWN BY: SRP
DATE: 1-29-97
SCALE: 1" = 40'
APPR. BY: _____
FILE NO: CCPDD7.DWG

EASEMENT DESCRIPTION MAP
COUNTRY CLUB PARK AND DRESSSEL DRIVE
SANITARY SEWER IMPROVEMENT DISTRICT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION