

KNO05WOO

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	THE KNOLLS MASTER ASSOCIATION, INC.
PURPOSE:	A PERPETUAL, NONEXCLUSIVE EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A SEWER LINE CONNECTION TO ONE OR MORE FILINGS OF THE KNOLLS SUBDIVISION, INCLUDING THE RIGHT OF INGRESS AND EGRESS
ADDRESS:	27 ½ NORTH OF HAWTHORNE, WOODGATE DRIVE
PARCEL NO:	2945-014-58-008
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

EASEMENT

THIS EASEMENT is dated the 21st day of March, 2005, and is between THE KNOLLS MASTER ASSOCIATION, INC., a Colorado corporation (Grantor) and THE CITY OF GRAND JUNCTION, a municipality (Grantee).

IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee and its successors and assigns, forever, a perpetual, nonexclusive easement in, over, upon, through and under Tract C as shown, described and depicted in the Plat of The Knolls Subdivision, Filing 4, filed in the records of the Mesa County Clerk and Recorder's office in Plat Book 18, Pages 95 and 96, in the crosshatched location described on Exhibit A attached hereto and incorporated herein by this reference.

This Easement is granted for the installation, operation, maintenance and repair of a sewer line connected to one or more filings of The Knolls Subdivision, including the right of ingress and egress on, along, over, under, through and across the area shown on that portion of Tract C shown on Exhibit A attached hereto and incorporated herein by this reference.

DATED the year and date first above written.

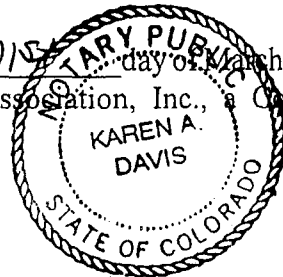
THE KNOLLS MASTER ASSOCIATION, INC.,
a Colorado nonprofit corporation

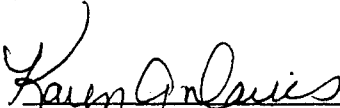
By 
Michael Bonds, Vice President

STATE OF COLORADO)
)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of March, 2005, by Michael Bonds, the Vice President of The Knolls Master Association, Inc., a Colorado corporation.

Witness my hand and official seal.
My commission expires: 12-13-05




Notary Public

27 1/2 ROAD

DRAINAGE EASEMENT
BOOK 2579, PAGES 1-3

TRACT C
THE KNOLLS SUB., F.4

10' DRAINAGE EASEMENT
BOOK 3589, PAGE 247

KNOLLS SUBDIVISION
FILING 7

LOT 4

LOT 3

15' IRRIGATION AND
DRAINAGE EASEMENT

S 89°59'01" E
20.00'

S 00°00'59" W
21.13'

14' MULTI-PURPOSE EASEMENT

20' UTILITY
EASEMENT

WOODGATE DRIVE

S 00°00'59" W
21.13'

MH A-1

MH J1

S 89°59'01" E
20.00'

LOT 1

LOT 2

14' MULTI-PURPOSE AND
IRRIGATION EASEMENT
PLAT BOOK 18, PAGE 95-96

15' IRRIGATION AND
DRAINAGE EASEMENT

40' DRAINAGE AND UTILITY EASEMENT
PLAT BOOK 11, PAGE 208

N

SCALE: 1" = 40'

C-S 1/16 CORNER,
SECTION 1,
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN
DH SURVEY INC. 24306

DATE: 3-21-05
JOB NO. 4003.07-02