

LAR05CSL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (UTILITY AND DRAINAGE EASEMENT)
NAME OF CONTRACTOR:	JEFFREY R AND NANCY W LARSON
PURPOSE:	PERPETUAL EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LIMEKLIN SEWER
SUBJECT/PROJECT:	2206 CRESTLINE COURT, LOT 19, BLOCK 7, REDLANDS VILLAGE SUBDIVISION
TAX PARCEL #:	2945-063-03-017
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2234901 BK 3822 PG 877-879
01/24/2005 09:59 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF EASEMENT

Jeffrey R. Larson and Nancy W. Larson, Grantors, for Two Hundred Sixty and 85/100 Dollars (\$260.85) and other good and valuable consideration, 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, storm sewer facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for a utility and drainage easement located in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 6, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the southwesterly corner of Lot 19, Block 7 of Redlands Village Subdivision, Filing No. 9, as same is depicted in Plat Book 11 Page 44 in the records of the office of the Mesa County Clerk and Recorder, and considering the southwesterly line of said Lot 19, Block 7, of Redlands Village Subdivision, Filing No. 9 to bear N32°00'00"W with all bearings herein being relative thereto; thence N32°00'00"W, along the southwesterly line of said Lot 19, 294.00 feet; thence N32°14'00"E, along a line 15 feet east of and parallel with the west line of said Lot 19, 18.72feet to the POINT OF BEGINNING; thence, continuing on a line 15 feet east of and parallel with the west line of said Lot 19, N32°14'00"E, 53.04 feet; N00°43'47"E, a distance of 19.57 feet, to a point 15 feet south of the north line of said Lot 19; thence S89°57'49"E, along a line 15 feet south of and parallel to the north line of said Lot 19, a distance of 14.89 feet; thence S33°59'04"W a distance of 77.70feet, more or less, to the point of beginning.

Containing 208.68 square feet, more or less, as described.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of perpetual ingress and egress for workers and equipment to survey, improve, 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.

1. 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.
2. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easement and the rights herein conveyed.
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 18th day of January, 2005.

Jeffrey R. Larson
Jeffrey R. Larson

Nancy W. Larson
Nancy W. Larson

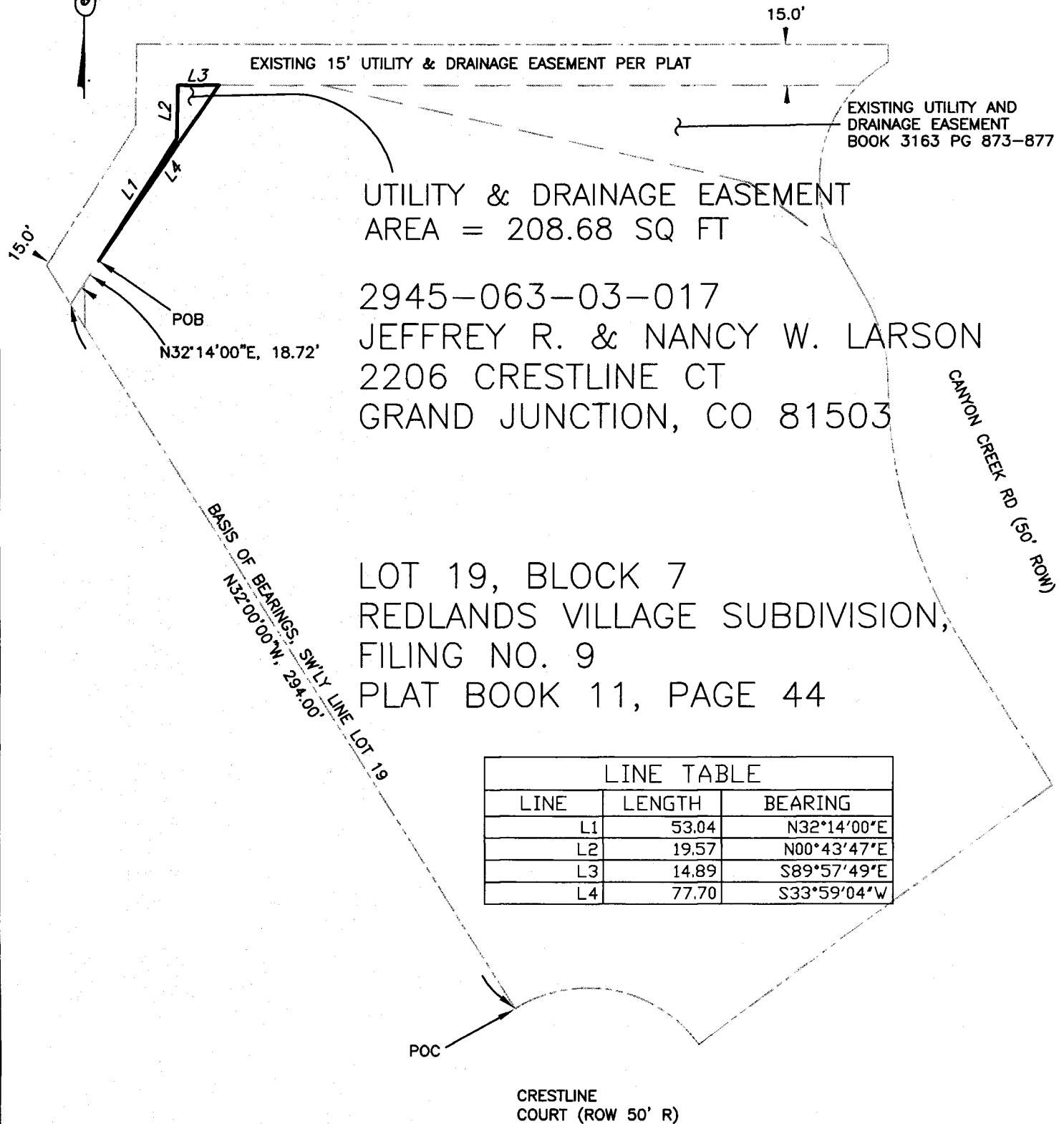
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of January, 2005, by Jeffrey R. Larson and Nancy W. Larson.

My commission expires: 3.3.05
Witness my hand and official seal.

Peggy Holger
Notary Public

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG
DATE: 12/23/2004
SCALE: 1" = 50'
APPR. BY: PH

LIMEKILN SEWER
UTILITY AND DRAINAGE EASEMENT
2945-063-03-017

