

LCH9425RD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: GRANT OF EASEMENT

NAME OF AGENCY OR CONTRACTOR: JACK LEACH, LEACHS INDUSTRIAL,  
GRANTOR AND DYKSTRA ENTERPRISES, INC., GRANTEE (BY: JACK D.  
LEACH)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 580 25  
ROAD, CANVAS PRODUCTS, LOT 5, CARMACK MINOR SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

#133-93

GRANT OF EASEMENT

1673211 10:06 AM 03/04/94  
MONIKA TODD CLK&REC MESA COUNTY CO  
DGC EXEMPT

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
Jack Leach, Leachs Industrial, Grantor(s),  
for and in consideration of the sum of \_\_\_\_\_  
Ten and No/100 (\$ 10.00 ) dollars,  
the receipt and sufficiency of which is hereby acknowledged, have  
given and granted and by these presents do I hereby give and grant  
unto Dykstra Enterprises Inc.,  
Grantee(s), a 10-foot wide PERPETUAL EASEMENT for the installation,  
operation, maintenance and repair of a 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 N/W corner of Section 10, Township 1S,  
Range 1W of the Ute Meridian, County of  
Mesa, State of Colorado, to wit:

10' of the northwest corner of Lot 5 replat of replat Carmack Minor Sub.  
Section 10 1S 1W.

Grantor(s) reserve(s) the right to use and occupy the easement  
area for any purpose not inconsistent with the Grantee's full  
enjoyment of the rights hereby granted; Grantee(s) shall conduct  
Grantee's activities in a reasonable and prudent manner that will  
not unreasonably limit the joint use of the easement area by  
Grantor(s) and Grantee(s).

Grantor(s) hereby covenant(s) with Grantee(s) that the  
easement area shall not be burdened or overburdened by the  
Grantor(s) erecting or placing any improvements thereon which might  
prevent reasonable ingress and egress to and from the easement  
area.

Grantor(s) further covenants with Grantee(s) that I  
have ve good title to the aforescribed premises; that I  
have ve good and lawful right to grant this Easement; that I  
will warrant and defend the title and quiet possession thereof  
against the lawful claims of all persons whomsoever.

Signed this 4 day of January, 1994.

[Handwritten Signature]

my commission expires 12-2-97

Paul Hill  
PUBLIC NOTARY  
STATE OF COLORADO  
PAUL D. HILL