

**MIL03HAL**

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: ROMA JEANNE MILLER

PURPOSE: PERPETUAL EASEMENT FOR THE  
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT  
OF SANITARY SEWER FACILITIES AND APPURTENANCES

ADDRESS: 1522 HALL AVENUE - E 65FT OF LOTS 17 +  
18 BLK 1 NORTH SUNNYVALE ACRES SUBDIVISION

PARCEL#: 2945-123-01-019

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3  
PAGE DOCUMENT

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3301 Page 616  
2109964 03/14/03 1128AM  
JANIDE WARD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

### GRANT OF SANITARY SEWER EASEMENT

Roma Jeanne Miller, Grantor, for and consideration of the installation and maintenance of certain sanitary sewer improvements by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, for the use and 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, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northeast corner of Lot 17, Block 1 of North Sunnyvale Acres, situate in the Southwest ¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 56 in the office of the Mesa County Clerk and Recorder, and considering the line between the City Monument set at the intersection of North 15<sup>th</sup> Street and Orchard Avenue and the City Monument set at the intersection of North 17<sup>th</sup> Street and Orchard Avenue to bear S 89°46'56" E with all bearings contained herein being relative thereto; thence N 89°46'56" W along the North boundary line of said Lot 17 a distance of 10.0 feet to a point on the West line of an existing Utilities Easement dedicated with the recorded plat of said North Sunnyvale Acres, said point being the True Point of Beginning; thence S 00°09'34" W along the West line of said existing Utilities Easement a distance of 10.0 feet; thence leaving the West line of said existing Utilities Easement, N 89°46'56" W a distance of 14.00 feet; thence N 00°09'34" E a distance of 2.50 feet; thence N 89°46'56" W a distance of 32.0 feet; thence S 00°09'34" W a distance of 2.50 feet; thence N 89°46'56" W a distance of 9.0 feet to a point on the West line of the East 65 feet of said Lot 17; thence along the West line of the East 65 feet of said Lot 17, N 00°09'34" E a distance of 10.0 feet to a point on the North boundary line of said Lot 17; thence S 89°46'56" E along the North boundary line of said Lot 17 a distance of 55.0 feet to the Point of Beginning,

containing 470.0 square feet, more or less, as described herein and 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 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, together with the terms, covenants and conditions contained herein.

1. Grantor's use and occupancy of the real property burdened by this Easement shall not be inconsistent with and shall not interfere with the full use and quiet enjoyment of the rights herein granted; Grantor hereby covenants 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. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 7<sup>th</sup> day of March, 2003.

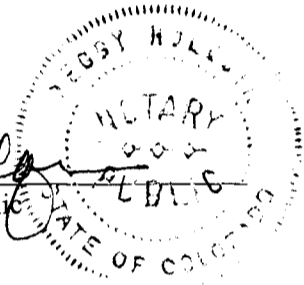
Roma Jeanne Miller  
Roma Jeanne Miller

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2003, by Roma Jeanne Miller.

My commission expires: 3.3.05

Witness my hand and official seal.

Peggy Miller  
Notary Public  


**EXHIBIT "A"**



2945-123-01-012  
 ALBERT J AND JANET C LAWLESS  
 3954 FULLER CT  
 BOULDER, CO 80305

1513 ORCHARD AVE  
 GRAND JUNCTION, CO 81501

7.5' EASEMENT  
 FOR UTILITIES &  
 ACCESS TO ALLEY  
 PER SUNNYVALE  
 ACRES SUB. PLAT

LOT 2  
 NORTH SUNNYVALE  
 ACRES

2945-123-01-011  
 ROBERT F EGGER  
 1523 ORCHARD AVE  
 GRAND JUNCTION, CO 81501

10' UTILITIES EASEMENT  
 PER SUNNYVALE ACRES  
 SUBDIVISION PLAT

LOT 3

NORTH SUNNYVALE  
 ACRES

NEW SEWER MAIN AT NORTH PL

N89°46'56"W  
 10.00'

N00°09'34"E  
 10.00'

S89°46'56"E 55.00'

N89°46'56"W  
 32.00'

14.00'

P.O.C. (NE COR LOT 17)  
 P.O.B.

10'

LOT 17

NORTH SUNNYVALE  
 ACRES

01-018  
 AR CLIFFORD  
 TH ST  
 , CO 81501

VALE ACRES EXC E 65FT

S00°09'34"W 2.50'

S00°09'34"W  
 10.00'

N00°09'34"E  
 2.50'

2945-123-01-019  
 ROMA JEANNE MILLER  
 1522 HALL AVE  
 GRAND JUNCTION, CO 81501

UTILITY  
 EASEMENT  
 AREA = 470 SF

LOT 16  
 NORTH SUNNYVALE  
 ACRES

10'

20' UTILITIES EASEMENT  
 PER SUNNYVALE ACRES  
 SUBDIVISION PLAT

LOT 18  
 NORTH SUNNYVALE  
 ACRES

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 means for establishing or verifying  
 property boundary lines.

DRAWN BY: JCS

DATE: 2-2003

SCALE: 1" = 20'

APPR. BY: TW

EASEMENT EXHIBITS.dwg

UTILITY EASEMENT  
 PARCEL 2945-123-01-019

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION