

MRK931ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: WILLIAM D. MERKEL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON AT
1ST STREET SEWER EASEMENT NORTH BLUFF SUBDIVISION 2945-023-
00-062

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

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1663397 11:08 AM 12/07/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

William D. Merkel, Grantor, for and in consideration of the sum of \$10.00 (Ten dollars and 00/100ths), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, the herein described parcel of land as a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of a sanitary sewer line, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the SW¼ of the SW¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement being more particularly described as follows, to wit:

Beginning at the Southwest Corner of Section 2, T.1 S., R.1 W., U.M., Thence N00° 01' 15"W along the West line of the SW¼ of said Section 2, a distance of 555.49 feet, Thence N67° 26' 45"E a distance of 262.35 feet, Thence N89° 58' 46"E 104.24 feet to the True Point of Beginning, Point also being the Southwest Corner of Lot 1, Block 1, Northridge Estates Filing No. 1; Thence N89° 58' 46"E 130.47 feet along the South line of said Lot 1; Thence S00° 01' 14"E 30.00 along the West Right-of-Way line of Northridge Drive; Thence S89° 58' 46"W 145.47 feet; Thence N00° 01' 15"W 30.00 feet to the South line of Lot 2, North Bluff Subdivision; Thence N89° 58' 46"E 15.00 feet along said South Lot line of Lot 2, North Bluff Subdivision to the True Point of Beginning. Said Easement contains 0.100 acres more or less.

Exhibit "A" is hereto and made a part hereof.

Grantor reserves 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 shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantor and Grantee.

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

Grantor further 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Grantee shall insure that all land surfaces within this easement which are disturbed from installation of said sanitary sewer shall be returned as nearly as practicable to their original condition or better.

Signed this 1 day of Dec., 1993.



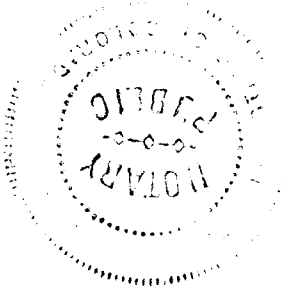
William D. Merkel

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

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The foregoing instrument was acknowledged before me this 1st day of December, 1993, by William D. Merkel.

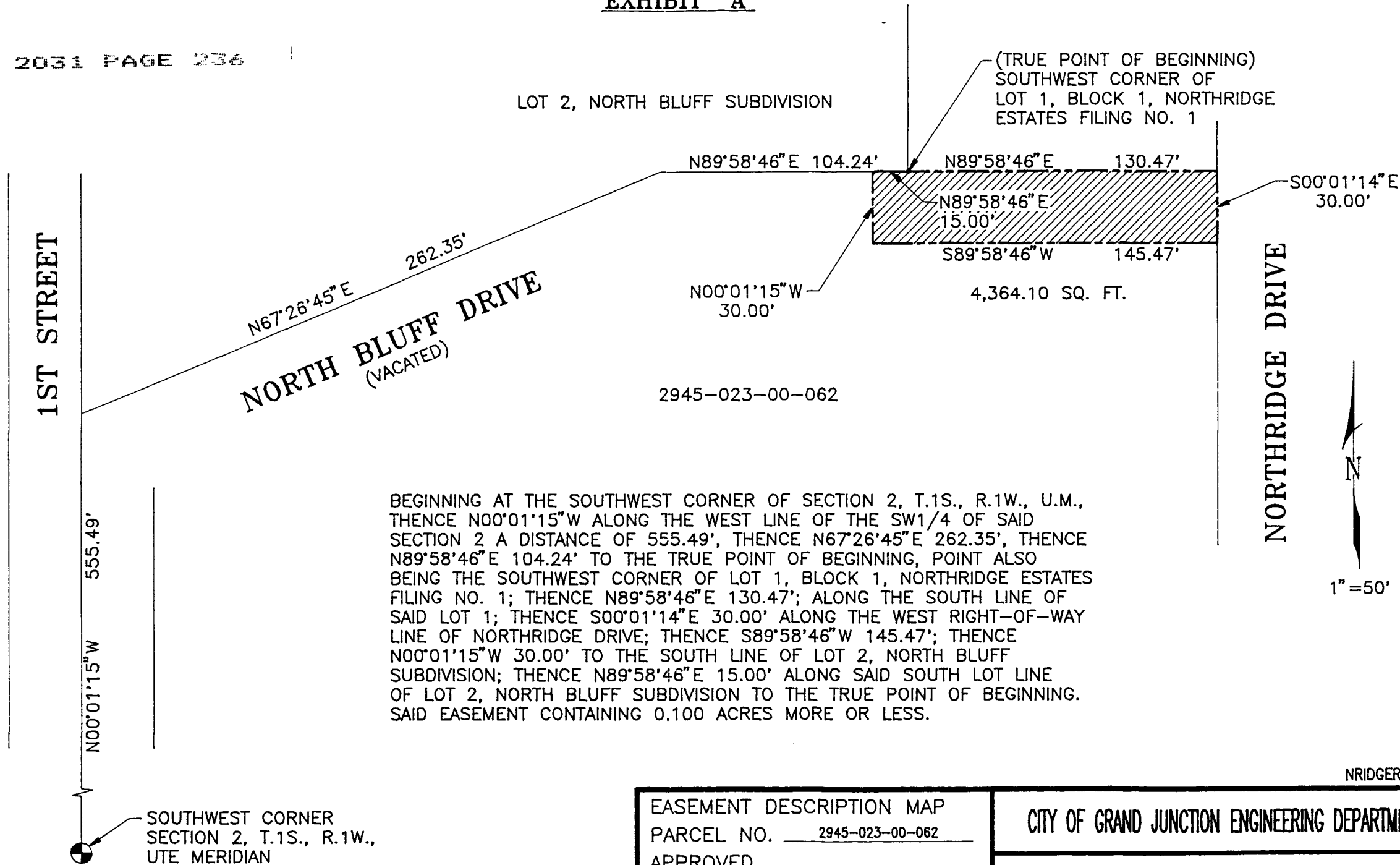
My commission expires 9-21-95
Witness my hand and official seal.



Kimberly S. Garam Smith
Notary Public

EXHIBIT "A"

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BEGINNING AT THE SOUTHWEST CORNER OF SECTION 2, T.1S., R.1W., U.M., THENCE N00°01'15"W ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 2 A DISTANCE OF 555.49', THENCE N67°26'45"E 262.35', THENCE N89°58'46"E 104.24' TO THE TRUE POINT OF BEGINNING, POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHRIDGE ESTATES FILING NO. 1; THENCE N89°58'46"E 130.47'; ALONG THE SOUTH LINE OF SAID LOT 1; THENCE S00°01'14"E 30.00' ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHRIDGE DRIVE; THENCE S89°58'46"W 145.47'; THENCE N00°01'15"W 30.00' TO THE SOUTH LINE OF LOT 2, NORTH BLUFF SUBDIVISION; THENCE N89°58'46"E 15.00' ALONG SAID SOUTH LOT LINE OF LOT 2, NORTH BLUFF SUBDIVISION TO THE TRUE POINT OF BEGINNING. SAID EASEMENT CONTAINING 0.100 ACRES MORE OR LESS.

2945-023-00-062

4,364.10 SQ. FT.



NRIDGERW.DWG

EASEMENT DESCRIPTION MAP

PARCEL NO. 2945-023-00-062

APPROVED _____

DATE C.A.K. 11/23/93

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

NORTHRIDGE SEWER EXTENSION