

MUR97LRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: KERRY LYNN MURDOCK AND JOY L. MURDOCK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTHEAST CORNER OF LOT
3, NORTHFIELD ESTATES SUBDIVISION, 655 LARKSPUR LANE, PARCEL NO. 2945-022-11-
002 SEWER EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1862218 08/28/98 1109AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

Kerry Lynn Murdock and Joy L. Murdock, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to Patricia M. Smith, Grantee, whose address is 656 Larkspur Lane, Grand Junction, Colorado 81506-8320, a Perpetual Easement for the installation, operation, maintenance and repair of a sanitary sewer pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Beginning at the Northeast Corner of Lot 3, Northfield Estates Subdivision situate in the Northwest 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 21 in the Office of the Mesa County Clerk and Recorder;
thence S 00°00'00" W along the East boundary line of said Lot 3 a distance of 15.00 feet;
thence leaving said East boundary line, N 90°00'00" W a distance of 188.50 feet to a point on the East line of an existing Utility & Irrigation Easement;
thence N 00°00'00" W along the East line of said Easement a distance of 15.00 feet to a point on the North boundary line of said Lot 3;
thence S 90°00'00" E along the North boundary line of said Lot 3 a distance of 188.50 feet to the Point of Beginning.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever, together with the right to enter upon said premises, to survey, 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 Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that the work and act of installing, maintaining and repairing said sanitary sewer pipeline and related facilities shall be performed with due care using commonly accepted standards and techniques.
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 28th day of May, 1997.

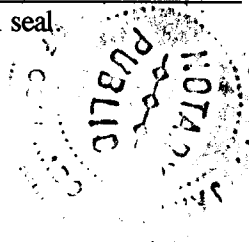
Kerry L. Murdock
Kerry Lynn Murdock

Joy L. Murdock
Joy L. Murdock

State of Colorado)
)ss.
County of Mesa)

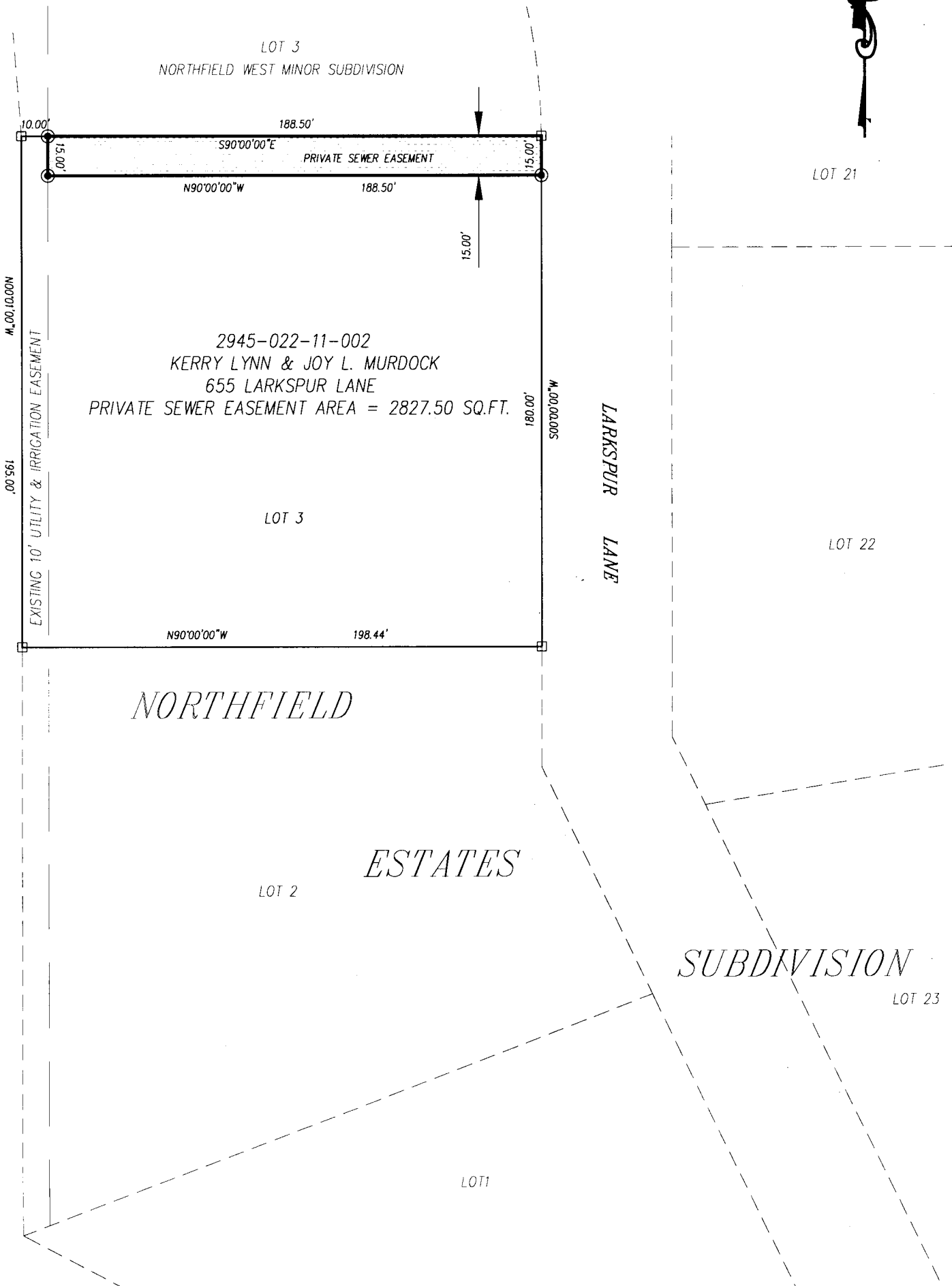
The foregoing instrument was acknowledged before me this 28th day of May, 1997, by Kerry Lynn Murdock and Joy L. Murdock.

My commission expires: 14 Feb 1998
Witness my hand and official seal.



Patricia D. Davis
Notary Public

EXHIBIT "A"



DRAWN BY: SRP
DATE: 5-06-97
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: NORTH_3.DWG

EASEMENT DESCRIPTION MAP

SEWER EASEMENT
LOT 3, NORTHFIELD ESTATES SUBDIVISION

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION