

NEL94BUF

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (SEWER)

NAME OF PROPERTY OWNER OR GRANTOR: TIMOTHY N NELSON
AND MARY L BOSSON

PURPOSE: INGRESS AND EGRESS ON SOUTH CAMP
ROAD THAT CONNECTS WITH BUFFALO DRIVE FOR AN UNDERGROUND
SANITARY SEWER EASEMENT , SOUTH CAMP SEWER LINE EXTENSION

ADDRESS: 2190 BUFFALO DRIVE

PARCEL NO: 2947-354-00-031

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION: NONE

DESTRUCTION: NONE

GRANT OF EASEMENT

BOOK 2061 PAGE 884

WITNESSETH:

1677529 03:58 PM 04/07/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WHEREAS, the City plans to install a sanitary sewer line known as the South Camp Sanitary Sewer Extension, Buffalo Court Lateral, for the health, safety and welfare of the inhabitants of the City of Grand Junction and Mesa County 201 Sewer Service Area, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from Timothy N. Nelson and Mary L. Bosson, hereinafter referred to as the "Grantors", a Perpetual Sanitary Sewer Easement for the installation, operation, repair and maintenance of the Project;

NOW THEREFORE, the Grantors, for and in consideration of the sum of \$745.00 (Seven hundred forty-five dollars and 00/100ths), the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do 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 an underground 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 SE¼ of the NE¼ of Section 35, Township 11 South, Range 101 West of the 6th P.M., County of Mesa, State of Colorado, said easement being 20 feet wide lying 10 feet on each side of the following described centerline:

Commencing at the Northeast Corner of Tract 39, Section 35, Township 11 South Range 101 West, 6th P.M.;

Thence S00°07'W a distance of 38.00 feet;

Thence S45°24'W a distance of 136.01 feet;

Thence West a distance of 42.73 to the Northeast corner of a parcel of land described in Book 1967 Page 66, Mesa County Records;

Thence West along the North line of said parcel a distance of 104.40 feet to the True Point of Beginning;

Thence S15° 55'41"W a distance of 149.00 feet to the Point of Terminus, the side lines of this easement to be shortened or lengthened to terminate at the south boundary of said parcel.

Containing 2979.91 sq. ft.

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

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantors reserve 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 Grantors and Grantee.

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

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

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

Signed this 7 day of March, 1994.

Timothy N. Nelson
Timothy N. Nelson

Mary L. Bosson
Mary L. Bosson

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7 day of March, 1994, by Timothy N. Nelson.

My commission expires 11-29-97
Witness my hand and official seal.



Sertha L. Grundy
Notary Public

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

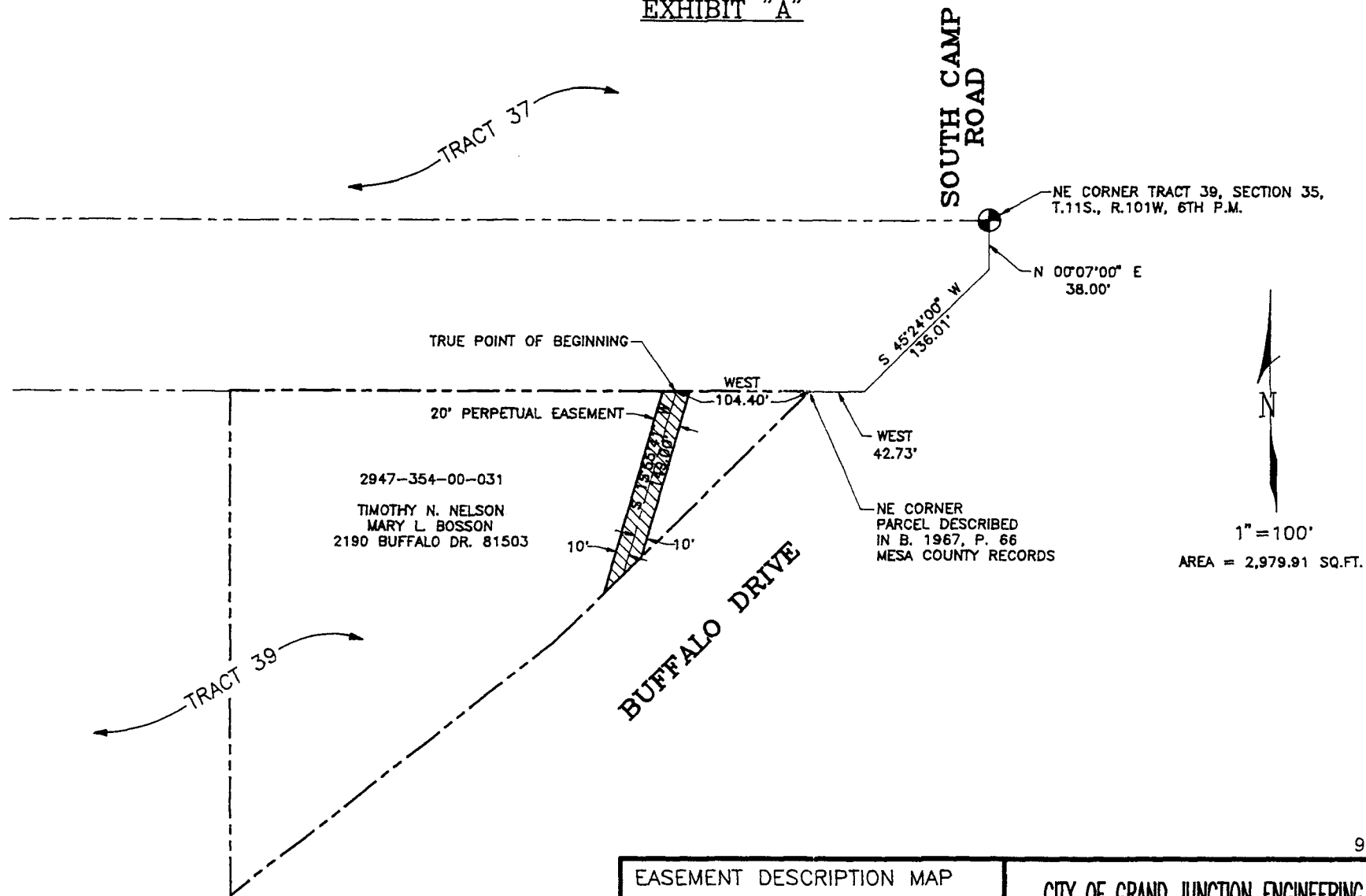
The foregoing instrument was acknowledged before me this 9th day of March, 1994, by Mary L. Bosson.

My commission expires April 28, 1996
Witness my hand and official seal.



Angela K. Guillen
Notary Public

EXHIBIT "A"



99322ROW.DWG

EASEMENT DESCRIPTION MAP
 PARCEL NO. 2947-354-00-031
 APPROVED _____
 DATE C.A.K. 02/10/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 SOUTH CAMP SEWERLINE EXTENSION