

OSB06BLF

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	RAMONA LEE OSBORN
PURPOSE:	EASEMENT FOR SANITARY SEWER FACILITIES FOR THE BLUFFS SEWER IMPROVEMENT DISTRICT
ADDRESS:	562 BLUFF COURT
PARCEL NO:	2945-082-00-070
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**WHEN RECORDED RETURN TO:**  
**City of Grand Junction**  
**Real Estate Division**  
**250 North 5<sup>th</sup> Street**  
**Grand Junction, CO 81501**

RECEPTION #: 2355613, BK 4321 PG 478 12/26/2006 at  
09:09:55 AM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc  
Code: EASEMENT  
Janice Ward, Mesa County, CO CLERK AND  
RECORDER

3 PAGE DOCUMENT

### **GRANT OF SANITARY SEWER EASEMENT**

**Ramona Lee Osborn**, Grantor, for One Thousand Four Hundred Fifty-One and 25/100 Dollars (\$1,451.25) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to **The City of Grand Junction, a Colorado home rule municipality**, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, for the 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, under, through and across the following described parcel of land, to wit:

A certain perpetual utility easement lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:


Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8 and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 to bear N00°06'44"E with all bearings contained herein relative thereto; thence N00°06'44"E along said West line of the SW 1/4 NW 1/4 of said Section 8, a distance of 220.79 feet to the Point of Beginning; thence N00°06'44"E along said West line of the SW 1/4 NW 1/4 of said Section 8, a distance of 34.70 feet; thence S35°04'56"E a distance of 44.10 feet; thence S27°01'21"E a distance of 10.05 feet to a point on the West line of that certain parcel of land described in Book 1637, Page 141, Public Records of Mesa County, Colorado; thence S00°06'44"W along said West line a distance of 43.85 feet; thence N27°01'21"W a distance of 47.67 feet; thence N35°04'56"W a distance of 14.33 feet, more or less to the Point of Beginning.

Said parcel contains 1161 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 ingress and egress for workers and equipment 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. Grantor 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 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. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easement and the rights herein conveyed. All facilities authorized pursuant to this conveyance shall be located below the surface of the ground, excepting manholes which shall be installed flush with the surface of the ground.
3. Grantee's utilization of the Easement shall be specifically limited to the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenances related thereto. The easement rights herein granted do not include the right to alter or expand utilization of the Easement for any other purposes unless such uses are authorized by subsequent conveyance instrument(s).
4. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever, excepting all reservations, rights-of-way, restrictions, covenants and other encumbrances of record.


Executed and delivered this 9<sup>TH</sup> day of NOVEMBER, 2006.

  
\_\_\_\_\_  
Ramona Lee Osborn

State of Colorado     )  
                                  ) ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of NOVEMBER, 2006, by Ramona Lee Osborn.

My commission expires: 10/09/2007  
Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

# EXHIBIT "A"

ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 R.O.W. RIGHT OF WAY  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE  
 U.M. UTE MERIDIAN

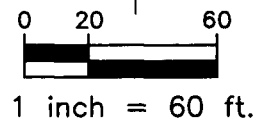
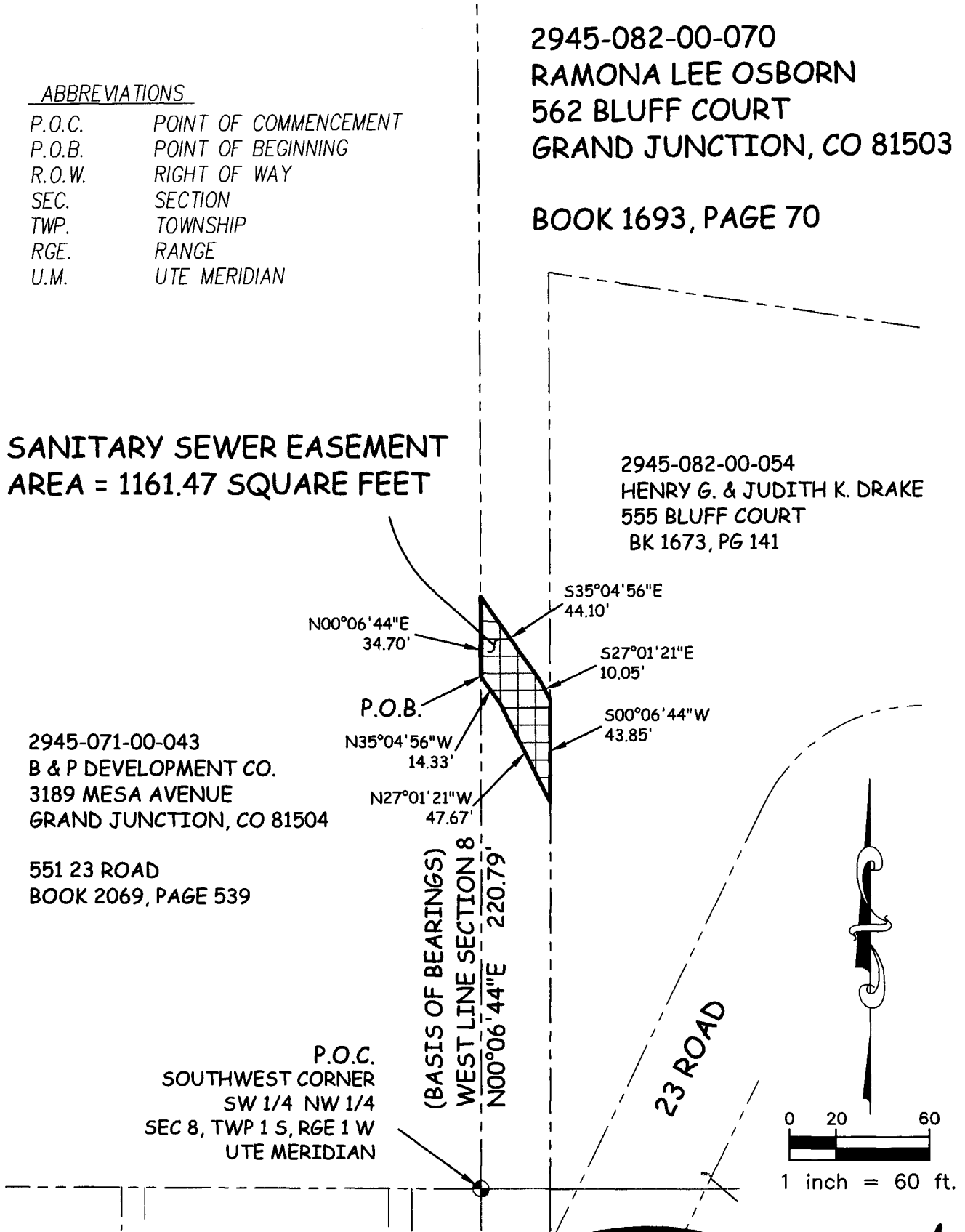
2945-082-00-070  
 RAMONA LEE OSBORN  
 562 BLUFF COURT  
 GRAND JUNCTION, CO 81503  
  
 BOOK 1693, PAGE 70

**SANITARY SEWER EASEMENT  
 AREA = 1161.47 SQUARE FEET**

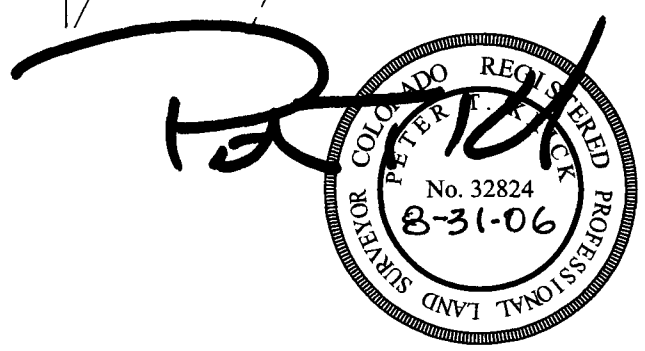
2945-082-00-054  
 HENRY G. & JUDITH K. DRAKE  
 555 BLUFF COURT  
 BK 1673, PG 141

2945-071-00-043  
 B & P DEVELOPMENT CO.  
 3189 MESA AVENUE  
 GRAND JUNCTION, CO 81504  
  
 551 23 ROAD  
 BOOK 2069, PAGE 539

P.O.C.  
 SOUTHWEST CORNER  
 SW 1/4 NW 1/4  
 SEC 8, TWP 1 S, RGE 1 W  
 UTE MERIDIAN



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 a means for establishing or verifying property boundary lines.



DRAWN BY: <u>CM</u> DATE: <u>08-21-2006</u> SCALE: <u>1" = 60'</u> APPR. BY: <u>PTK</u>	<b>BLUFFS SEWER IMPROVEMENT DISTRICT</b> <b>SANITARY SEWER EASEMENT</b> <hr/> 2945-082-00-070	<b>CITY OF</b> <b>Grand Junction</b> COLORADO
--	---	---