

PAR9927R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (SEWER)

NAME OF PROPERTY OWNER OR GRANTOR: HENRY J PARUSZEWSKI
AND MARIAN V PARUSZEWSKI

PURPOSE: INGRESS AND EGRESS FOR THE
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT
OF SANITARY SEWER FACILITIES, MARSH LANE SEWER EXTENSION

ADDRESS: 754 27 ROAD

PARCEL NO: 2701-362-00-012

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION: NONE

DESTRUCTION: NONE

GRANT OF SANITARY SEWER EASEMENT

BOOK 2678 PAGE 488

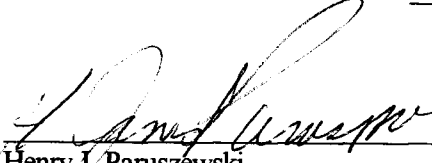
HENRY J. PARUSZEWSKI and MARIAN V. PARUSZEWSKI, Grantors, for and in consideration of the installation, maintenance and repair of sanitary sewer facilities, the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, 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, on, along, over, under, through and across the following described parcel of land, to wit:

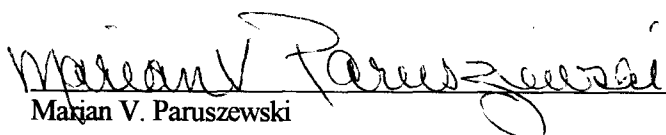
Commencing at the West ¼ corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Southwest ¼ of the Northwest ¼ (SW ¼ NW ¼) of said Section 36 to bear N 00°00'00" W with all bearings contained herein being relative thereto; thence N 00°00'00" W along the west line of the SW ¼ NW ¼ of said Section 36 a distance of 286.48 feet; thence leaving the west line of the SW ¼ NW ¼ of said Section 36, N 90°00'00" E a distance of 30.00 feet to a point on the east right-of-way line for 27 Road (also known as North 12th Street); thence N 00°00'00" W along the east right-of-way line for 27 Road a distance of 100.00 feet; thence leaving the east right-of-way line for 27 Road, N 90°00'00" E a distance of 351.80 feet to the True Point of Beginning;
thence N 90°00'00" E a distance of 20.80 feet;
thence S 15°56'18" E a distance of 50.40 feet;
thence S 61°15'43" E a distance of 107.18 feet;
thence N 90°00'00" W a distance of 41.60 feet;
thence N 61°15'43" W a distance of 79.06 feet;
thence N 15°56'18" W a distance of 64.47 feet to the Point of Beginning,
containing 3,011.10 square feet 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. 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 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. 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 1st day of DECEMBER, 1999.

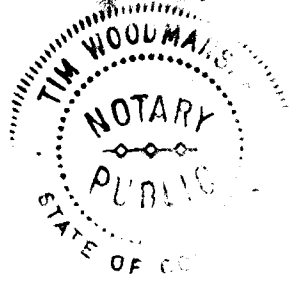

Henry J. Paruszewski


Marian V. Paruszewski

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of DECEMBER, 1999, by Henry J. Paruszewski and Marian V. Paruszewski.

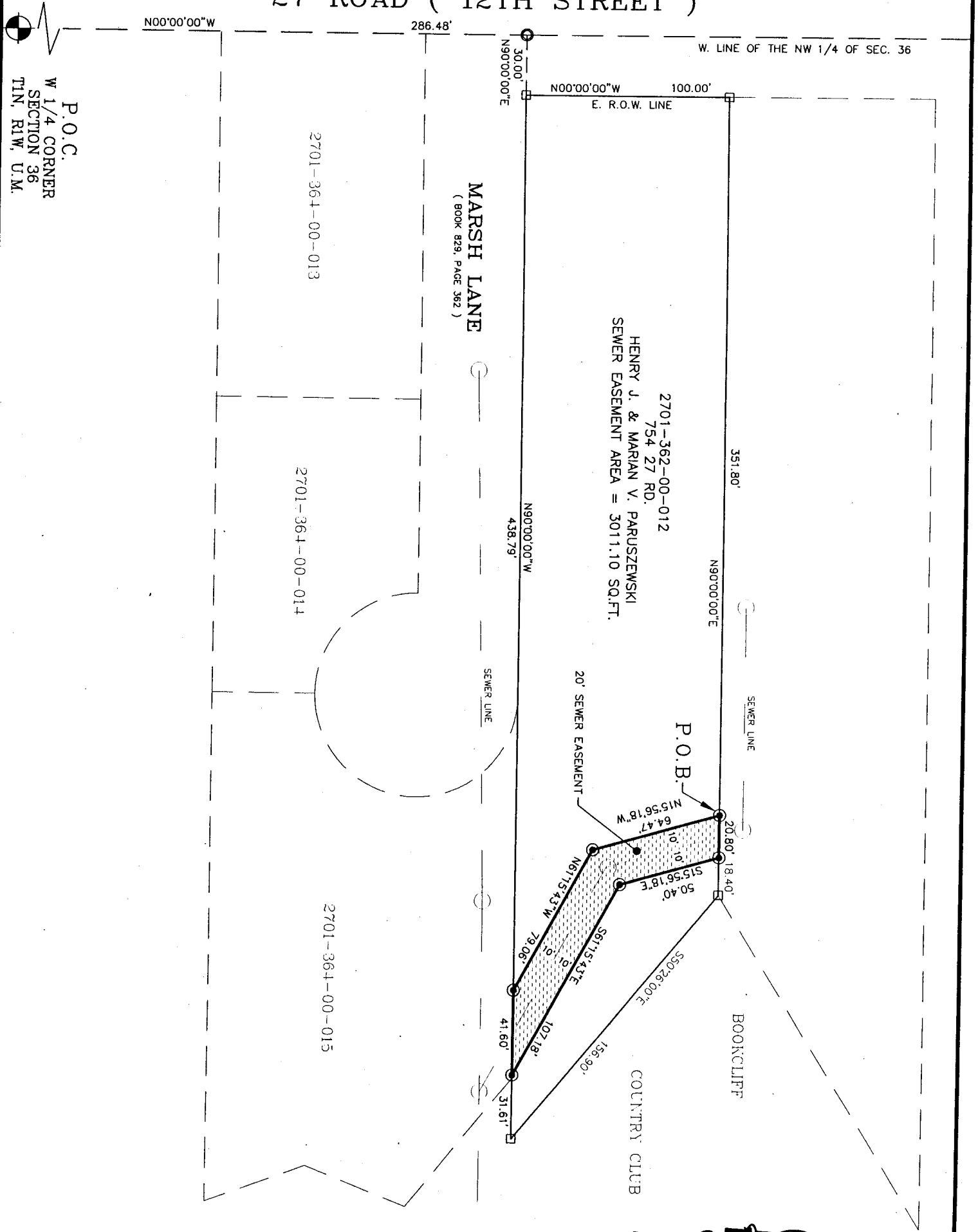
My commission expires: 5/11/2002
Witness my hand and official seal.




Notary Public

EXHIBIT "A"

27 ROAD (12TH STREET)



P.O.C.
W 1/4 CORNER
SECTION 36
T1N, R1W, U.M.

2701-364-00-013

2701-364-00-014

2701-364-00-015

MARSH LANE
(BOOK 829, PAGE 362)

2701-362-00-012
HENRY J. & MARIAN V. PARUSZEWSKI
754 27 RD.
SEWER EASEMENT AREA = 3011.10 SQ.FT.

P.O.B.

BOOKCLIFF

COUNTRY CLUB

DRAWN BY: SRP
DATE: 10-19-99
SCALE: 1" = 60'
APPR. BY: IW
FILE NO: MARSH27R1.DWG

EASEMENT DESCRIPTION MAP
SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION