

PRY00265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: EASEMENT PROCURED FOR THE GLEN CARO-NORTHFIELD ESTATES 2 SEWER DISTRICT

NAME OF PROPERTY OWNER OR GRANTOR: RICHARD S. PRYOR AND LINDA F. PRYOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 675 26 ½ ROAD,
GRAND JUNCTION,

PARCEL NO.: 2945-022-00-033

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1978774 01/02/01 0206PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

RICHARD S. PRYOR and LINDA F. PRYOR, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to DOROTHY M. BURGESS, Grantee, whose address is 679 26 1/2 Road, Grand Junction, Colorado 81506, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of one (1) sanitary sewer service line and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the North 1/4 Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence S 00°00'00" E 1,127.00 feet; thence N 90°00'00" W 285.5 feet to the True Point of Beginning; thence S 00°00'00" E 16.00 feet; thence S 47°07'26" W 27.93 feet; thence S 00°10'07" E 150.00 feet; thence N 90°00'00" W 20.98 feet; thence N 00°00'00" E 20.00 feet; thence N 90°00'00" E 5.92 feet; thence N 00°10'07" W 136.52 feet; thence N 47°07'26" E 27.95 feet; thence N 00°00'00" E 9.46 feet; thence N 90°00'00" E 15.00 feet to the Point of Beginning,

Said Easement being for the use and benefit of the following described real property, to wit:

Beginning 917.0 feet South of the Northeast Corner of the NE 1/4 NW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence West 320.5 feet; thence South 200.0 feet; thence East 320.5 feet; thence North 200.0 feet to the Point of Beginning, EXCEPT the East 30.0 feet thereof for road right-of-way also known as 679 26 1/2 Road and identified by Mesa County Tax Schedule Number 2945-022-00-041.

TO HAVE AND TO HOLD unto the said Grantee, her 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 Grantees 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 agrees that Grantee's utilization of the Easement and the rights herein conveyed 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 19th day of OCTOBER, 2000.

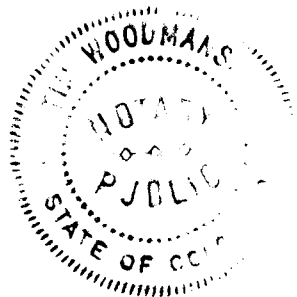
Richard S. Pryor
Richard S. Pryor

Linda F. Pryor
Linda F. Pryor

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of October, 2000, by Richard S. Pryor and Linda F. Pryor.

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



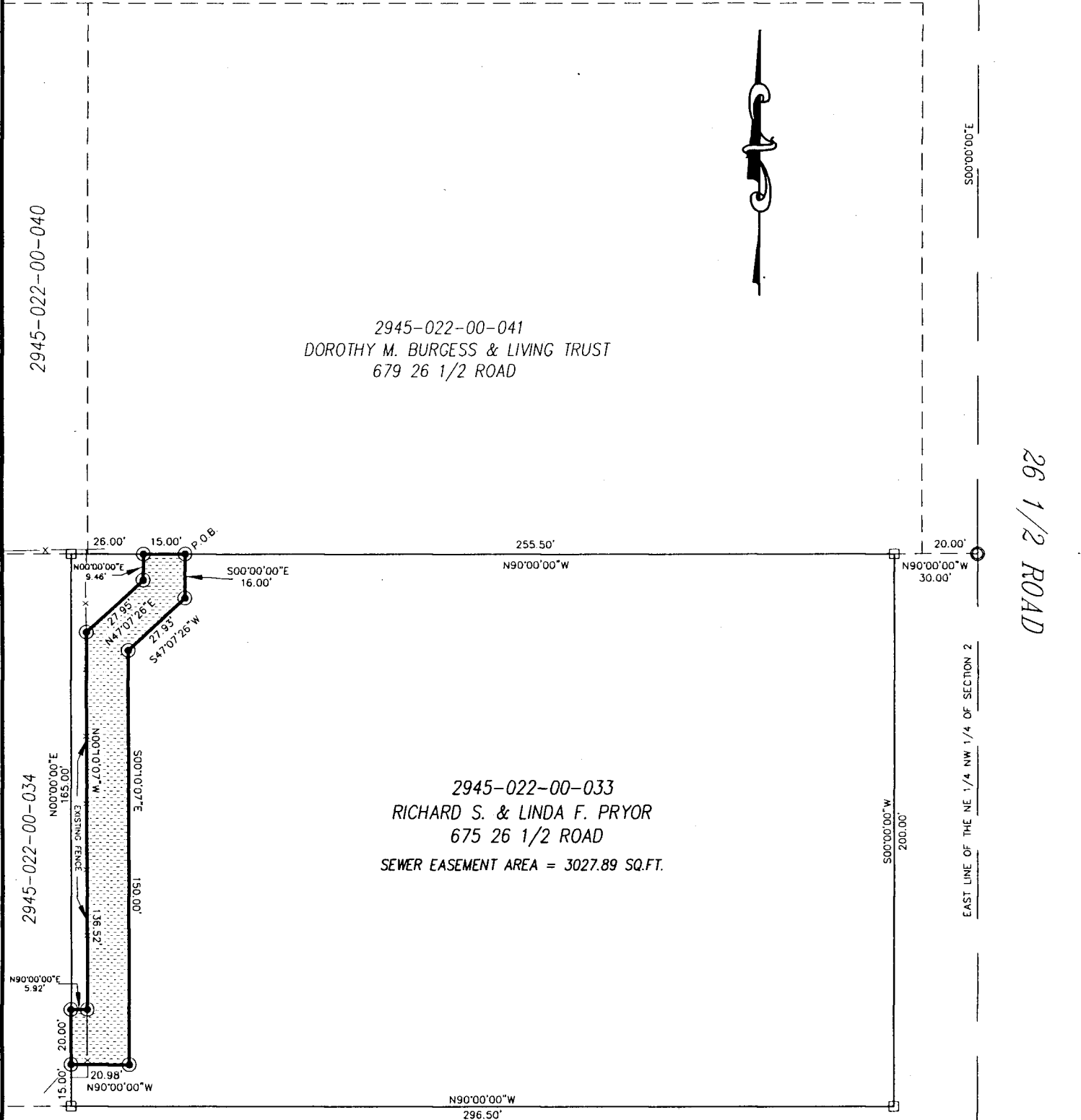
Jim Woodmansee
Notary Public

N 1/4 CORNER
SECTION 2, T1S, R1W, U.M.

EXHIBIT "A"

(NOT A SURVEY)

NOTE:
THE INFORMATION CONTAINED HEREIN WAS DERIVED
FROM PUBLIC RECORDS DEEMED TO BE RELIABLE.



2945-022-00-040

2945-022-00-041
DOROTHY M. BURGESS & LIVING TRUST
679 26 1/2 ROAD

26 1/2 ROAD

2945-022-00-033
RICHARD S. & LINDA F. PRYOR
675 26 1/2 ROAD
SEWER EASEMENT AREA = 3027.89 SQ.FT.

2945-022-00-034

NORTHFIELD ESTATES SUBDIVISION

DRAWN BY: SRP
DATE: 10-2-2000
SCALE: 1" = 50'
APPR. BY: IW
FILE NO: NORTH2_10.DWG

EASEMENT DESCRIPTION MAP

SEWER EASEMENT
NORTHFIELD ESTATES #2 & GLEN CARO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION