

ROL0426R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (SANITARY SEWER)**

NAME OF PROPERTY OWNER OR GRANTOR: JACK ROLLAINE AND FRANCES
I. ROLLAINE

PURPOSE: A PERPETUAL EASEMENT FOR THE
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT
OF SANITARY SEWER FACILITIES AND APPURTENANCES RELATED

ADDRESS: 625 26 ROAD

PARCEL#: 2945-034-00-085

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

2186689 BK 3629 PG 583-584
04/13/2004 02:39 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF SANITARY SEWER EASEMENT

Jack Rollaine and Frances I. Rollaine, Grantors, for and consideration of the installation and maintenance of certain sanitary sewer improvements by Grantee, 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 use and 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:

The West 10 ft of the South 2.25 acres of the SE1/4 NE1/4 SE1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, except that portion that may lie within the right-of-way for Music Lane as described in Book 769, Page 141 as recorded in the office of the Mesa County Clerk and Recorder,

containing 1485 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 perpetual ingress and egress for workers and equipment to survey, improve, 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, together with the terms, covenants and conditions contained herein.

1. Grantors' use and occupancy of the real property burdened by this Easement shall not be inconsistent with and shall not interfere with the full use and quiet enjoyment of the rights herein granted; 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 6th day of FEBRUARY, 2004.

Jack Rollaine
Jack Rollaine

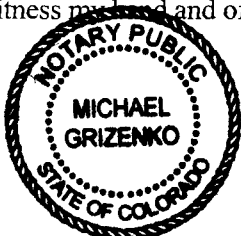
Frances I. Rollaine
Frances I. Rollaine

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of FEBRUARY, 2004, by Jack Rollaine and Frances I. Rollaine.

My commission expires: 10/09/2007

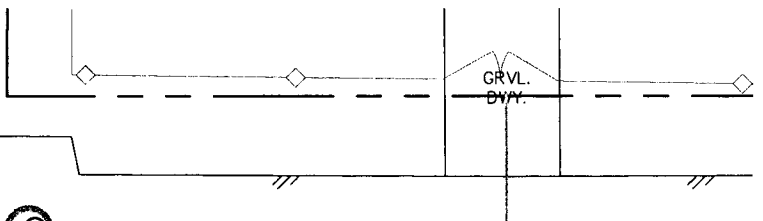
Witness my hand and official seal.



Michael Grizenko
Notary Public

My Commission Expires 10/09/2007

EXHIBIT "A"



MUSIC LANE
BK 769, PG 141

N90°00'00"E
10.00'

P.O.B.

NORTH LINE
WATERS PROPERTY

NORTH LINE
ROLLAINE PROPERTY

5' IRRIGATION EASEMENT
DWY.

NE CORNER LOT 1
HARWOOD-TOLMAN SUBD.

PROPOSED SEWER
MAIN

LOT 1
HARWOOD-TOLMAN SUBD.
PB 9, PG 90

2945-034-02-001
STEPHEN D MEYER .&
ELIZABETH A. WATERS
2583 MUSIC LANE
GRAND JUNCTION, CO. 81506

2945-034-00-085
JACK & FRANCES ROLLAINE
625 26 ROAD ROAD
GRAND JUNCTION, CO. 81506

10' UTILITY AND IRRIGATION EASEMENT

N00°00'00"E
148.50'
S00°00'00"W
148.44'

AREA OF SANITARY SEWER
EASEMENT: 1,484.7 SQ. FT.

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 means for establishing or verifying
property boundary lines.

NW CORNER
BROWN SUBDIVISION
PB 10, PAGE 4

SOUTH LINE
WATERS PROPERTY

SOUTH LINE
ROLLAINE PROPERTY

NE CORNER
HILLTOP HEIGHTS
PB 9, PAGE 82

10' UTILITY AND IRRIGATION EASEMENT

S89°40'00"W
10.00'

DRAWN BY: DPW
DATE: 2-2004
SCALE: 1" = 20'
APPR. BY: TW
FILE NO. EXHIBIT A

2945-034-00-085
ROLLAINE PROPERTY
SANITARY SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION