

SAM00LRK

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: ROBERT A. SAMMONS AND LOUISE W. SAMMONS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 676 LARKSPUR LANE, GRAND JUNCTION

PARCEL NO.: 2945-022-00-047

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1978771 01/02/01 0206PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

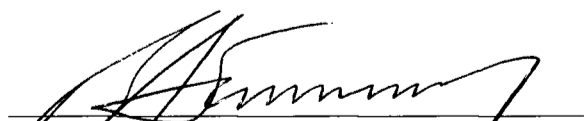
ROBERT A. SAMMONS and LOUISE W. SAMMONS, Grantors, for and in consideration of the creation of a local sanitary sewer improvement district, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the City 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:

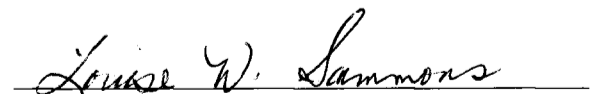
Commencing at the Southwest Corner of Lot 15 of the Replat of Lots 4, 10, 11, 12, 15 and 16 of Crest Ridge Subdivision, situate in the Northwest ¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 26 in the office of the Mesa County Clerk and Recorder; thence S 00°07'00" W a distance of 2.75 feet; thence S 89°51'15" W a distance of 165.27 feet to a point on the east right-of-way line for Larkspur Lane as dedicated with the plat of Northfield Estates Subdivision as recorded in Plat Book 9 at Page 21 in the office of the Mesa County Clerk and Recorder; thence along said right-of-way line, 90.43 feet along the arc of a non tangent curve concave to the Northwest, having a radius of 50.00 feet, a central angle of 103°37'48", and a long chord bearing N 08°01'31" E a distance of 78.60 feet to the True Point of Beginning; thence along the right-of-way line for Larkspur Lane as aforesaid, 23.92 feet along the arc of a curve concave to the Southwest, having a radius of 50.00 feet, a central angle of 27°24'27", and a long chord bearing N 57°29'37" W a distance of 23.69 feet to a point on the east boundary line of Lot 2 of Emily Estates as recorded in Plat Book 12 at Page 107 in the office of the Mesa County Clerk and Recorder; thence N 00°05'45" E along the east boundary line of said Emily Estates a distance of 338.68 feet to the Northeast Corner of Lot 1 of said Emily Estates, said point being on the south right-of-way line for Stepside Drive as dedicated with the plat of Hermanns Subdivision, recorded in Plat Book 9 at Page 140 in the office of the Mesa County Clerk and Recorder; thence S 89°58'27" E along the south right-of-way line for Stepside Drive a distance of 20.00 feet; thence leaving said right-of-way line, S 00°05'45" W a distance of 351.40 feet to the Point of Beginning, containing 6,878.30 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. 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 19 day of Oct, 2000.


Robert A. Sammons

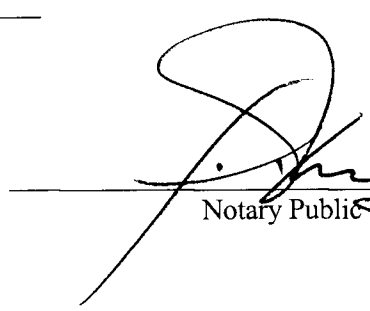

Louise W. Sammons

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of OCTOBER, 2000,
by Robert A. Sammons and Louise W. Sammons.

My commission expires: 1-15-02

Witness my hand and official seal.



Notary Public

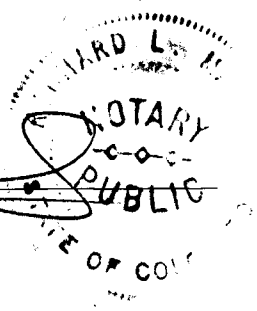
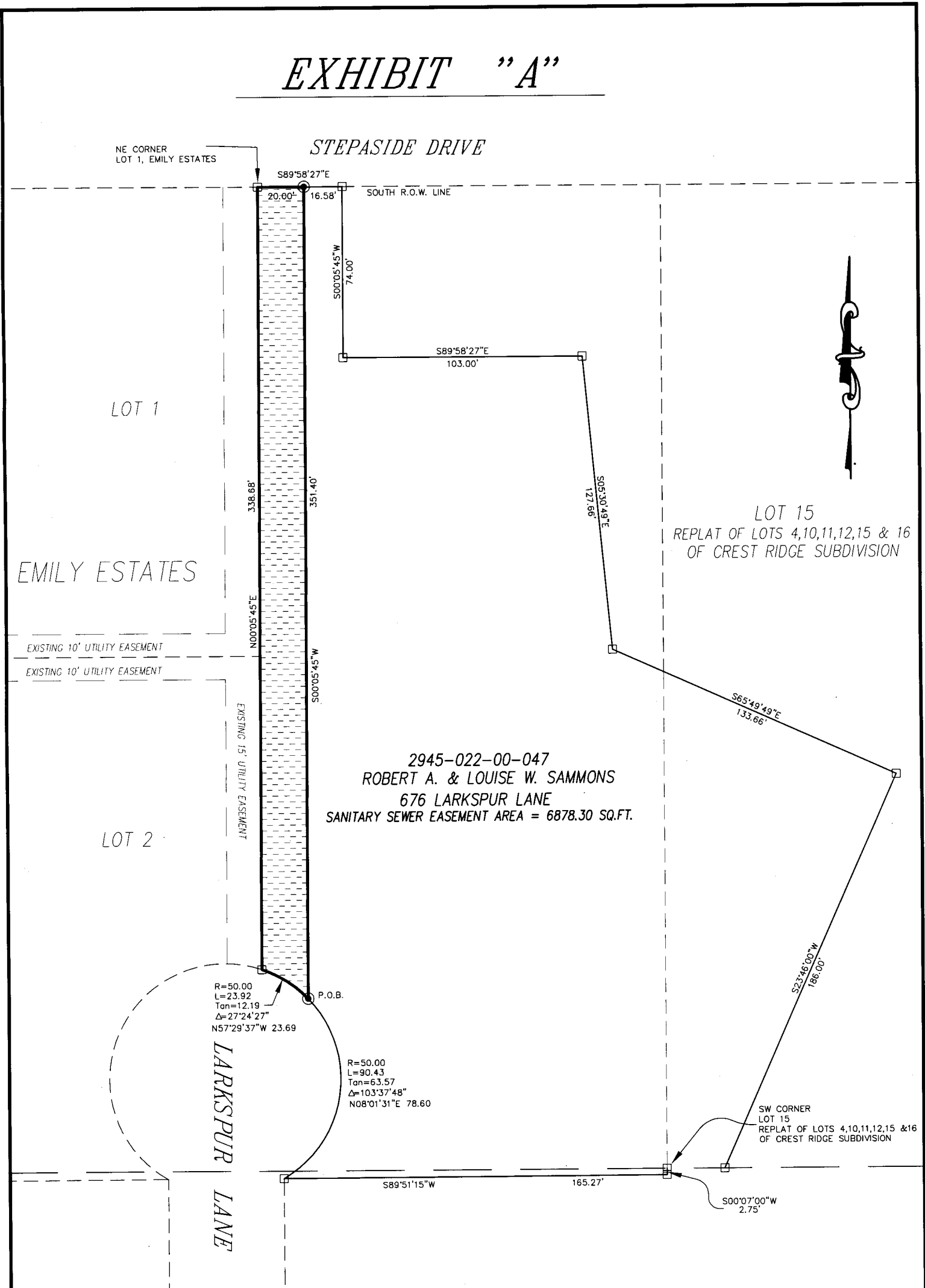


EXHIBIT "A"



DRAWN BY: SRP
 DATE: 9-27-2000
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO: NORTH2_7.DWG

EASEMENT DESCRIPTION MAP

SEWER EASEMENT
NORTHFIELD ESTATES #2 & GLEN CARO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION