

SCH935ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN I. SCHUMACHER AND
KATHERINE L. SCHUMACHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 5TH STREET
BRIDGE [SOUTH] INDEPENDENCE VALLEY SANITARY SEWER,
INTERCEPTOR ON THE REDLANDS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1639308 11:12 AM 05/18/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

John I. Schumacher and Katherine L. Schumacher, Grantors, for and in consideration of the sum of Two Thousand One Hundred and Ninety (\$2,190.00) dollars, the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the City of Grand Junction, a Colorado home rule municipality, Grantee, its successors and assigns forever, a 20-foot wide PERPETUAL EASEMENT for the installation, operation, maintenance and repair of a sanitary sewer line, together with the right of ingress and egress, on, along, over, under, through and across the following described real property situate in the SW¼ of the SE¼ of Section 35, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, said easement being 10-feet on both sides of the following described center-line, to wit:

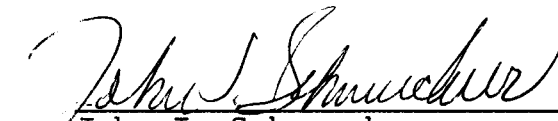
Commencing at the Southwest Corner of fractional NE¼ of the NW¼ of Section 15, Township 11 South, Range 101 West of the 6th P.M., thence N 00°31' E a distance of 1101.5 feet, thence West a distance of 10.5 feet to the S¼ Corner of Section 35, Township 1 North, Range 2 West of the Ute Meridian, thence North a distance of 440.82 feet to the Point of Beginning; thence N 45°01'08" E a distance of 306.52 feet; thence N 32°54'03" E a distance of 380.67 feet; thence N 79°41'33" E a distance of 277.70 feet; thence N 79°43'26" E a distance of 239.38 feet; thence S 76°47'22" E a distance of 9.77 feet to the Point of Terminus, containing 0.59 acres as described above and depicted on the attached Exhibit A.

Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with the Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner that will not unreasonably limit the joint use of the easement area by Grantors and Grantee.

Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the Grantors erecting or placing any improvements thereon which might prevent reasonable ingress and egress to and from the easement area.

Grantors further 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 defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 14th day of May, 1993.



John I. Schumacher



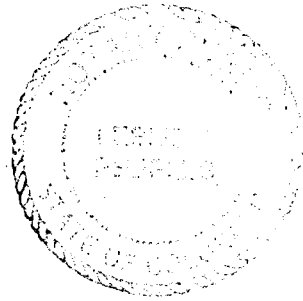
Katherine L. Schumacher

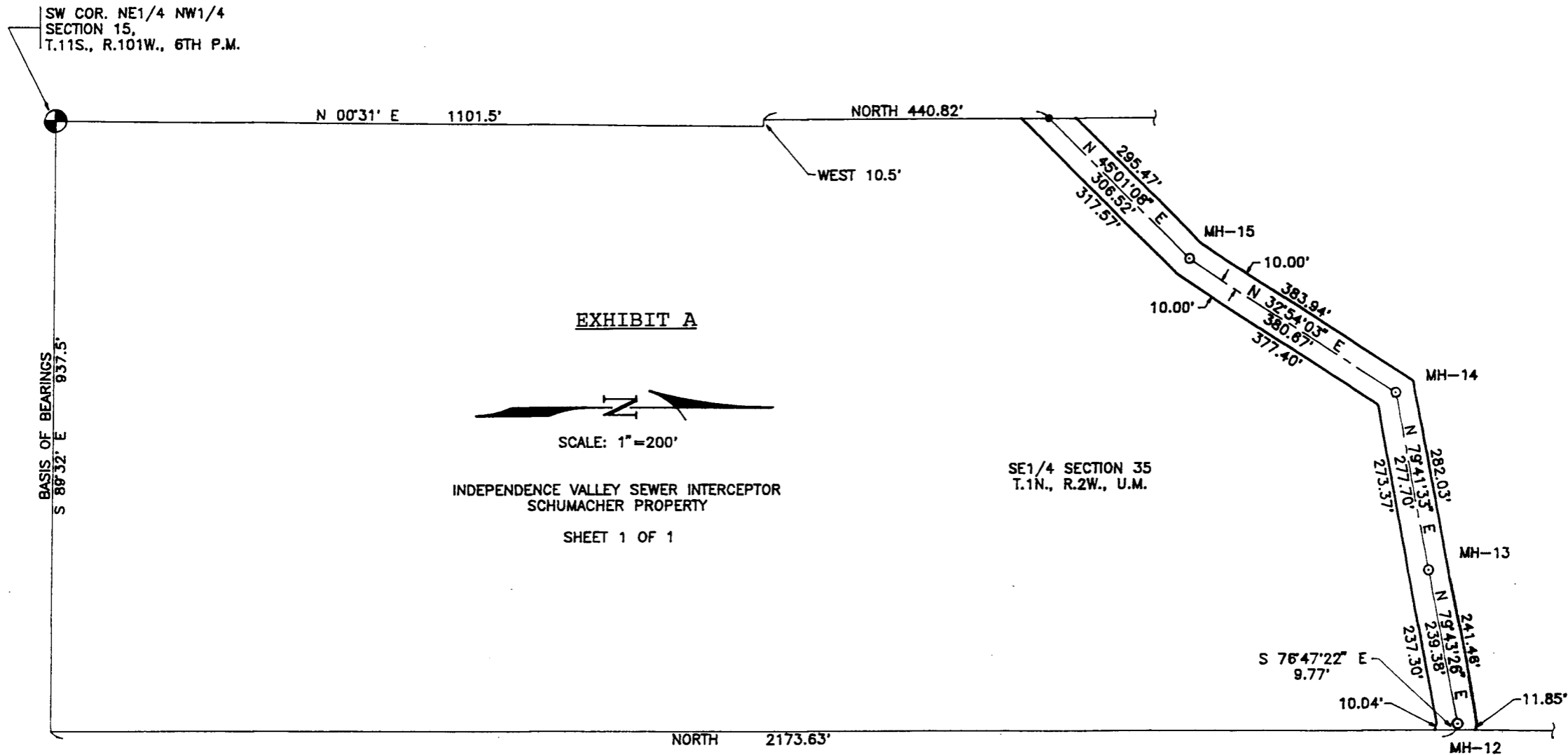
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th
day of May, 1993, by John I. Schumacher and Katherine
L. Schumacher.

My commission expires July 24 1995
Witness my hand and official seal.

[Handwritten Signature]
Notary Public





INDROW-1.DWG

R.O.W. DESCRIPTION MAP
 PARCEL NO. _____
 APPROVED *Jim Woodmance*
 DATE _____ DRAWN BY C.A.K. 4/28/93

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

INDEPENDENCE VALLEY SEWER INTERCEPTOR