

SCH97LRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: FREDERICK A. SCHUMANN AND DE VONA K. SCHUMANN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTHWEST CORNER OF LOT  
2, NORTHFIELD ESTATES SUBDIVISION, 653 LARKSPUR LANE, PARCEL NO. 2945-022-11-  
003 SEWER EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1862217 08/28/98 1109AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REG FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT


Frederick A. Schumann and De Vona K. Schumann, Grantors, for and in consideration of the installation, operation, maintenance and repair of a sanitary sewer pipeline and related facilities, the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 200 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance and repair of a sanitary sewer pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of Lot 2, Northfield Estates Subdivision situate in the Northwest 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 21 in the Office of the Mesa County Clerk and Recorder; thence N 69°08'00" E along the Southerly boundary line of said Lot 2 a distance of 10.70 feet to the **True Point of Beginning**;  
thence N 69°08'00" E along the Southerly boundary line of said Lot 2 a distance of 22.58 feet;  
thence leaving said Southerly boundary line, N 62°10'00" W a distance of 23.86 feet to a point on the East line of an existing Utility & Irrigation Easement;  
thence S 00°01'00" E along the East line of said existing Easement a distance of 19.18 feet to the Point of Beginning,  
containing 202.36 square feet as described herein and as 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 to enter upon said premises, 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 Grantors erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that the work and act of installing, maintaining and repairing said sanitary sewer pipeline and related facilities 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 30 day of MAY, 1997.

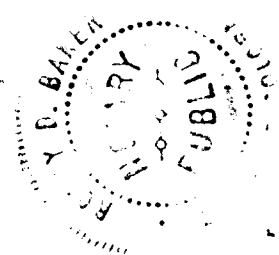
  
Frederick A. Schumann


  
De Vona K. Schumann

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 30 day of MAY, 1997, by Frederick A. Schumann and De Vona K. Schumann.

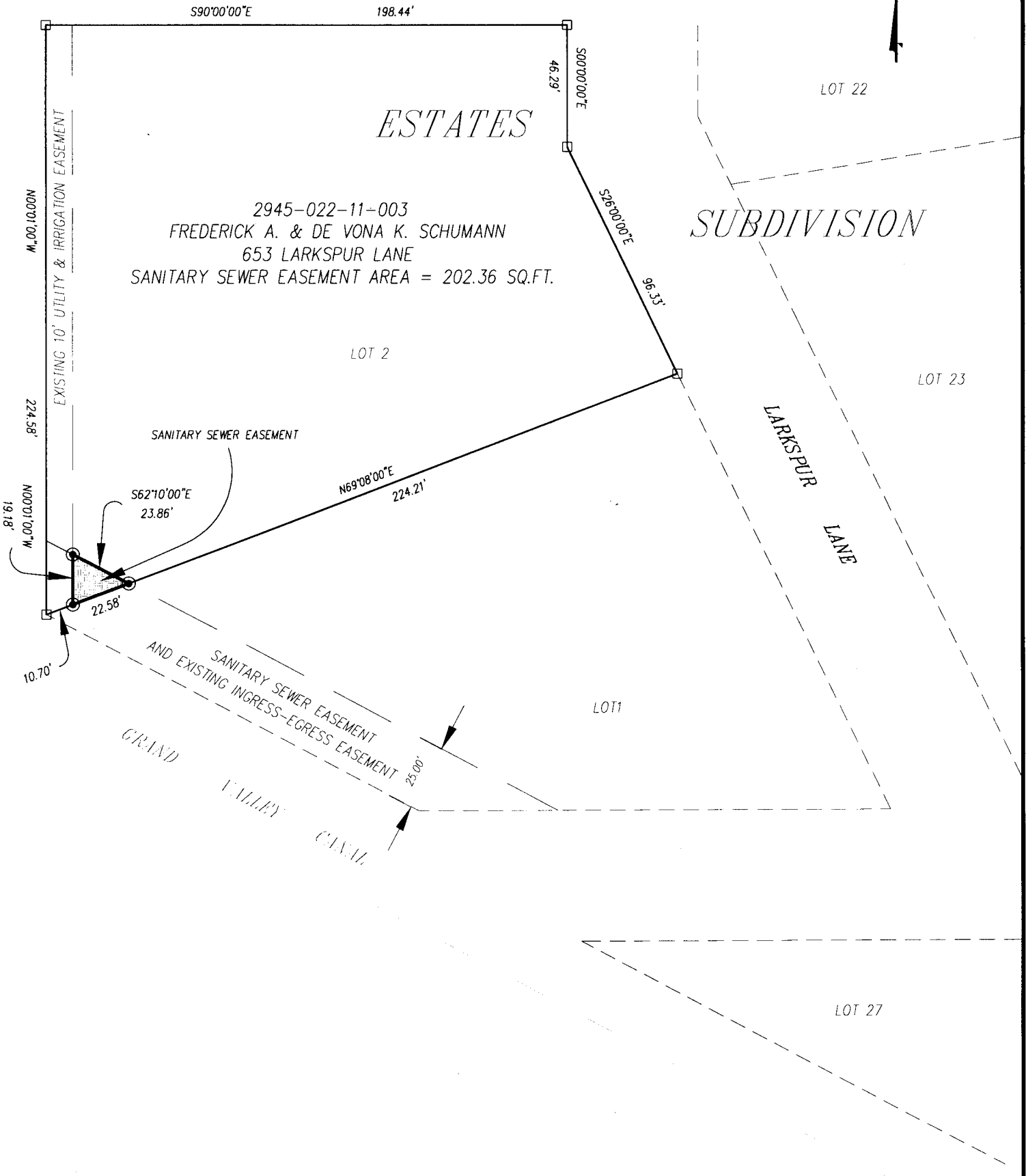
My commission expires: 11/15/1998  
Witness my hand and official seal.



  
Notary Public

# EXHIBIT "A"

NORTHFIELD



DRAWN BY: SRP  
DATE: 5-06-97  
SCALE: 1" = 50'  
APPR. BY: IW  
FILE NO: NORTH\_2.DWG

EASEMENT DESCRIPTION MAP  
SEWER EASEMENT  
LOT 2, NORTHFIELD ESTATES SUBDIVISION

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION