

SHA95SCS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOSEPH L. SHAWCROFT AND
BARBARA G. SHAWCROFT

STREET ADDRESS/PARCEL NAME/SUBDIVISION /PROJECT: SCENIC
SCHOOL SEWER INTERCEPTOR FOR INSTALLATION , OPERATION ,
REPAIR AND MAINTENANCE OF THE PROJECT. REDLANDS SCENIC SEWER
S. BROADWAY 2408 BROADWAY, PARCEL NO. 2945-163-00-081

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

WITNESSETH:

1706346 09:03 AM 01/13/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WHEREAS, the City plans to install a sanitary sewer line known as the Scenic School Sewer Interceptor, for the health, safety and welfare of the inhabitants of the City of Grand Junction and Mesa County 201 Sewer Service Area, hereinafter referred to as the "Project"; and

WHEREAS, in order to proceed with the Project, the City needs to obtain from Joseph L. Shawcroft and Barbara G. Shawcroft, a Perpetual Sanitary Sewer Easement for the installation, operation, repair and maintenance of the Project;

NOW THEREFORE, Joseph L. Shawcroft and Barbara G. Shawcroft, Grantors, for and in consideration of the sum of \$10.00 (Tend dollars and 00/100ths), and other consideration, 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, the herein described parcel of land as a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of an underground sanitary sewer line, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 1 South, Range 1 West of the 6th P.M., County of Mesa, State of Colorado, said easement being the West 15.0 feet of the following described parcel:

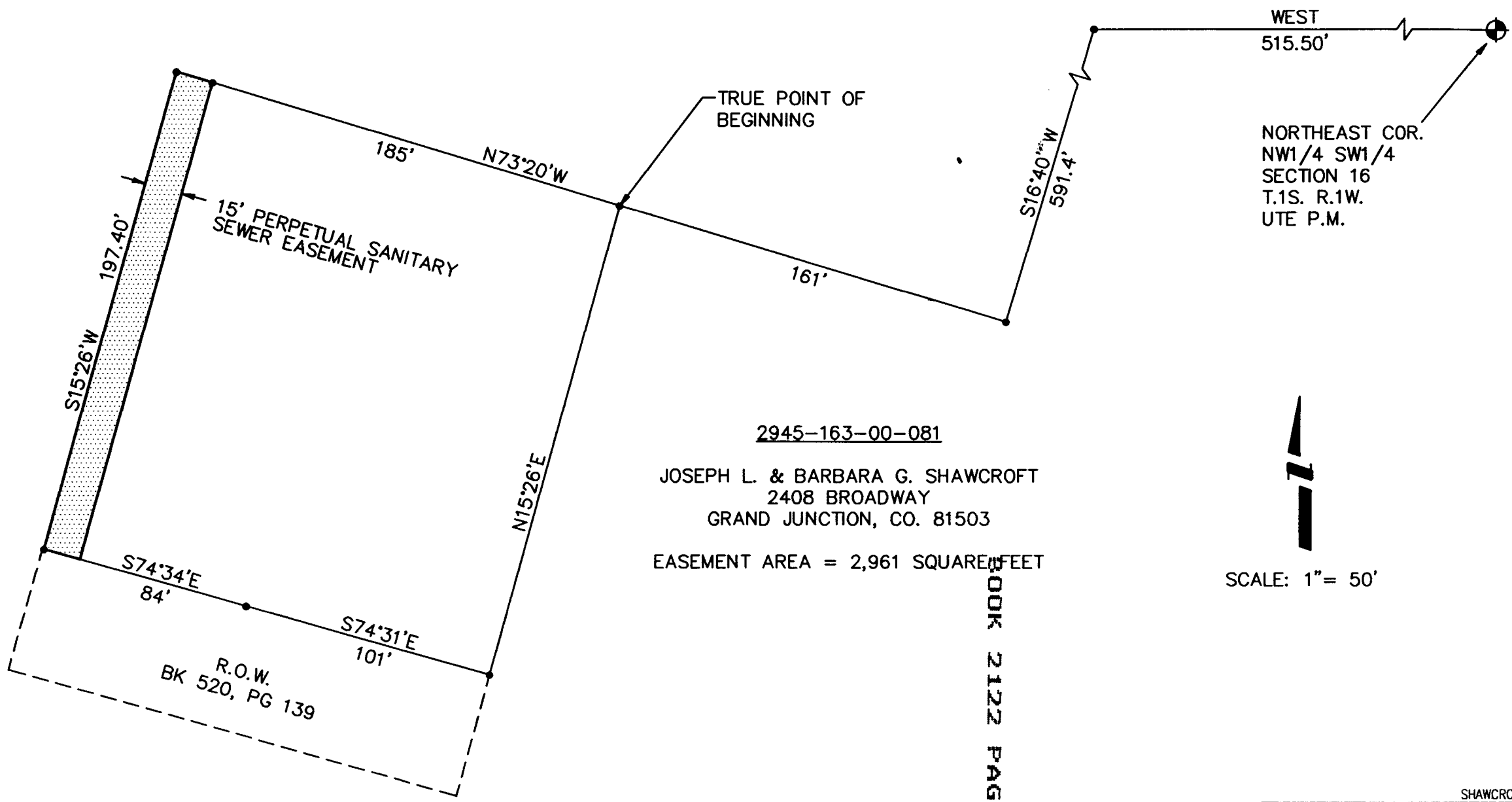
Beginning 515 feet West of the Northeast Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 1 South, Range 1 West of the 6th P.M., thence S16°40'W a distance of 591.4 feet; thence N73°20'W a distance of 161 feet to the True Point of Beginning; thence N73°20'W a distance of 185 feet; thence S15°26'W a distance of 242.8 feet; thence S74°23'E a distance of 185 feet; thence S15°26'E to the True Point of Beginning; EXCEPT that portion deeded to the State Highway Department for ROW at Book 520 Page 139, Mesa County Records.

Containing 2,961 sq. ft.

Exhibit "A" is attached hereto and made a part hereof.


TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. 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.
2. 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.
3. 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.
4. Grantee shall insure that all land surfaces within this easement which are disturbed from installation of said underground sanitary sewer shall be returned as nearly as practicable to their original condition or better.



2945-163-00-081
 JOSEPH L. & BARBARA G. SHAWCROFT
 2408 BROADWAY
 GRAND JUNCTION, CO. 81503
 EASEMENT AREA = 2,961 SQUARE FEET

BOOK 2122 PAGE 302
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 SCALE: 1" = 50'

SHAWCROF.DWG

PARCEL DESCRIPTION MAP PARCEL NO. <u>2945-163-00-081</u> APPROVED _____ DATE <u>12-94</u>	CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT EXHIBIT "A"
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