

SKW98YNG

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: SUZANNE KELLY WILSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 653 YOUNG STREET, SEWER EASEMENT,
PARCEL NO. 2945-031-01-008, LOT 7, LINDA SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

BOOK 2402 PAGE 684

Suzanne Kelly Wilson, Grantor, for and in consideration of the sum of Four Hundred and 00/100 Dollars (\$400.00), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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:

Beginning at the Southwest Corner of Lot 7 of Linda Subdivision, situate in the Southeast 1/4 of the Northeast 1/4 (SE1/4 NE1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, from whence the Southwest Corner of the SE1/4 NE1/4 of said Section 3 bears S 00°03'24" E a distance of 25.00 feet with all bearings contained herein being relative thereto;

thence N 00°03'24" W along the West boundary line of said Lot 7 a distance of 17.26 feet;
thence leaving the West boundary line of said Lot 7, N 90°00'00" E a distance of 28.04 feet;
thence S 79°02'42" E a distance of 90.82 feet to a point on the South boundary line of said Lot 7;
thence S 90°00'00" W along the South boundary line of said Lot 7 a distance of 117.19 feet to the Point of Beginning,
containing 1,253.37 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. Grantor 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 Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the Grantor 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. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she 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 4th day of February, 1998.

Suzanne Kelly Wilson
Suzanne Kelly Wilson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of February, 1998, by Suzanne Kelly Wilson.

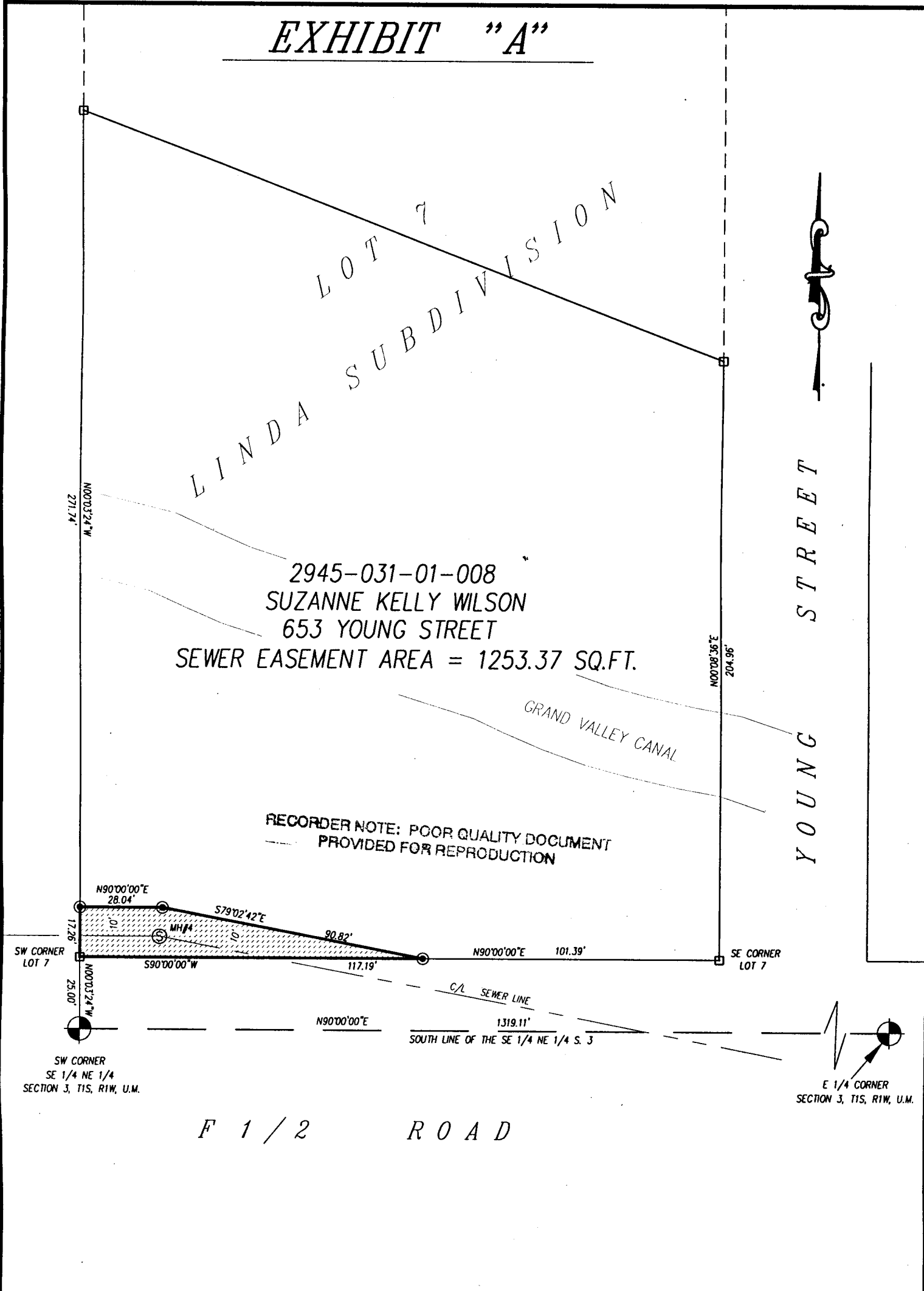
My commission expires: 3.3.01.

Witness my hand and official seal.

Recorder's Note: No Notary Seal
When Recorded

[Signature]
Notary Public

EXHIBIT "A"



SW CORNER LOT 7
 SE CORNER LOT 7
 SW CORNER SE 1/4 NE 1/4 SECTION 3, T1S, R1W, U.M.
 E 1/4 CORNER SECTION 3, T1S, R1W, U.M.

F 1 / 2 R O A D

DRAWN BY: SRP
 DATE: 01-07-98
 SCALE: 1" = 40'
 APPR. BY: JW
 FILE NO: 26RDEASE.DWG

EASEMENT DESCRIPTION MAP
 26 ROAD TRUNK LINE EXTENSION
 SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION