

STS935ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: LEATHA JEAN STASSEN

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

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT1637645 10:04 AM 05/04/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

Leatha Jean Stassen, Grantor, for and in consideration of the sum of Seven Thousand Three Hundred and Thirty Five and 50/100ths (\$7,335.50) dollars, the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does 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 N $\frac{1}{2}$ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and in the SE $\frac{1}{4}$ 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 NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 11 South, Range 101 West of the 6th P.M., thence S 89°32' E a distance of 937.5 feet, thence North a distance of 2173.63 feet to the Point of Beginning; thence S 76°47'22" E a distance of 207.27 feet; thence S 38°57'41" E a distance of 375.65 feet; thence S 39°14'52" E a distance of 373.14 feet; thence S 33°17'16" W a distance of 429.06 feet; thence S 09°23'16" W a distance of 183.34 feet; thence S 83°33'08" E a distance of 340.12 feet; thence N 75°20'14" E a distance of 298.80 feet; thence N 75°29'05" E a distance of 281.42 feet; thence S 16°26'16" E a distance of 344.99 feet; thence N 71°30'07" E a distance of 392.60 feet; thence N 30°20'08" E a distance of 118.45 feet; thence N 47°55'48" E a distance of 29.73 feet; thence N 78°27'17" E a distance of 82.23 feet; thence N 19°08'40" E a distance of 84.85 feet to the Point of Terminus,
containing 1.63 acres as described above and depicted on the attached Exhibit A.

Grantor reserves 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 Grantor and Grantee.

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

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

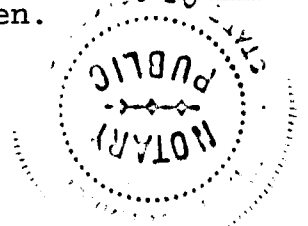
Signed this 3rd day of May, 1993.

Leatha Jean Stassen
Leatha Jean Stassen

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd
day of May, 1993, by Leatha Jean Stassen.

My commission expires 2-28-94
Witness my hand and official seal.



Jim Woodmensee
Notary Public

SW COR. OF FRACTIONAL
NE1/4 NW1/4 SECTION 15,
T.11S., R.101W., 6TH P.M.

S 89°32' E 937.5'
BASIS OF BEARINGS

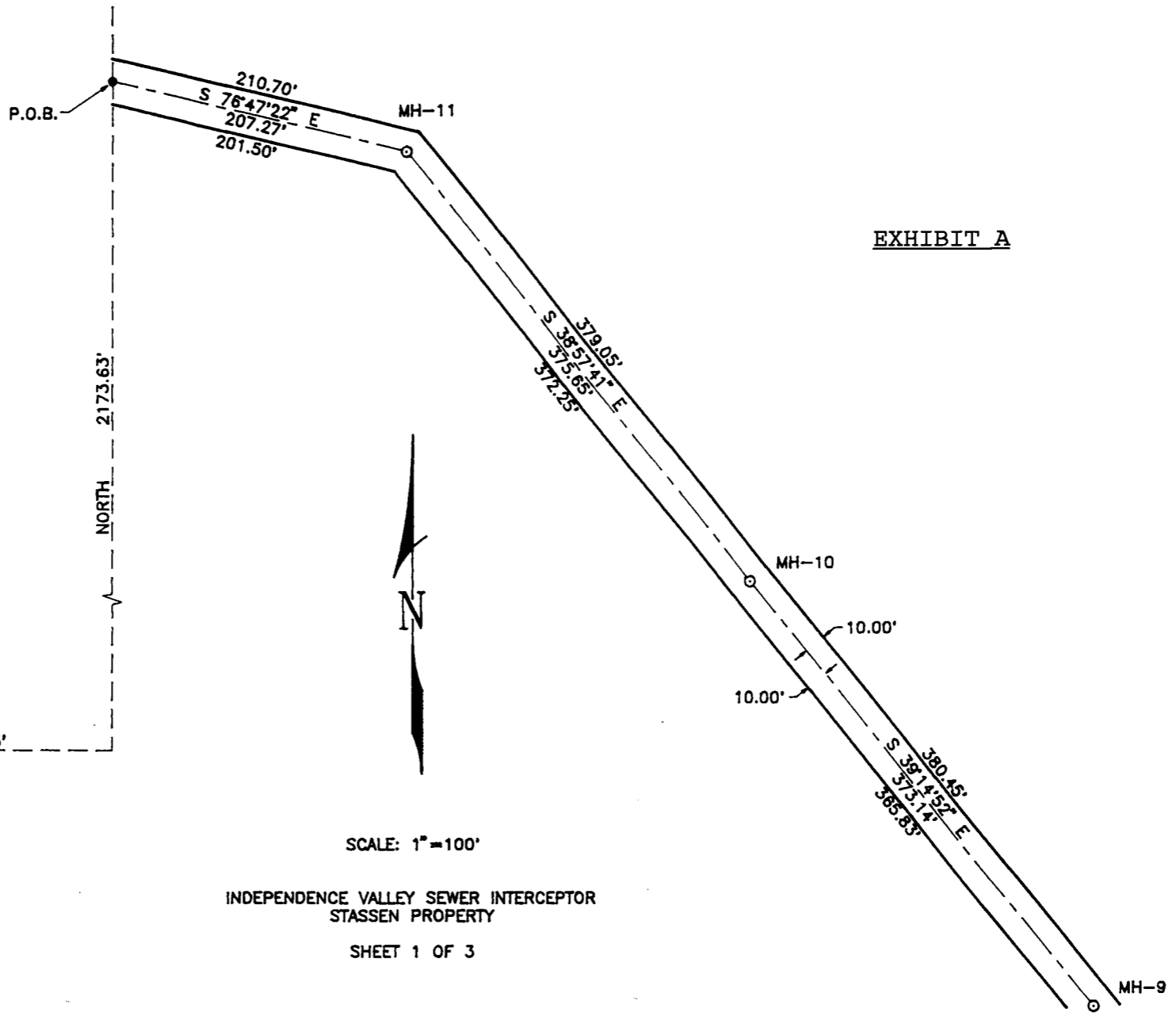


EXHIBIT A

SCALE: 1"=100'

INDEPENDENCE VALLEY SEWER INTERCEPTOR
STASSEN PROPERTY

SHEET 1 OF 3

INDROW-2.DWG

R.O.W. DESCRIPTION MAP
PARCEL NO. _____
APPROVED <i>Jim Waldman</i>
DATE _____ DRAWN BY C.A.K. 4/28/93

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
INDEPENDENCE VALLEY SEWER INTERCEPTOR

BOOK 1973 PAGE 745



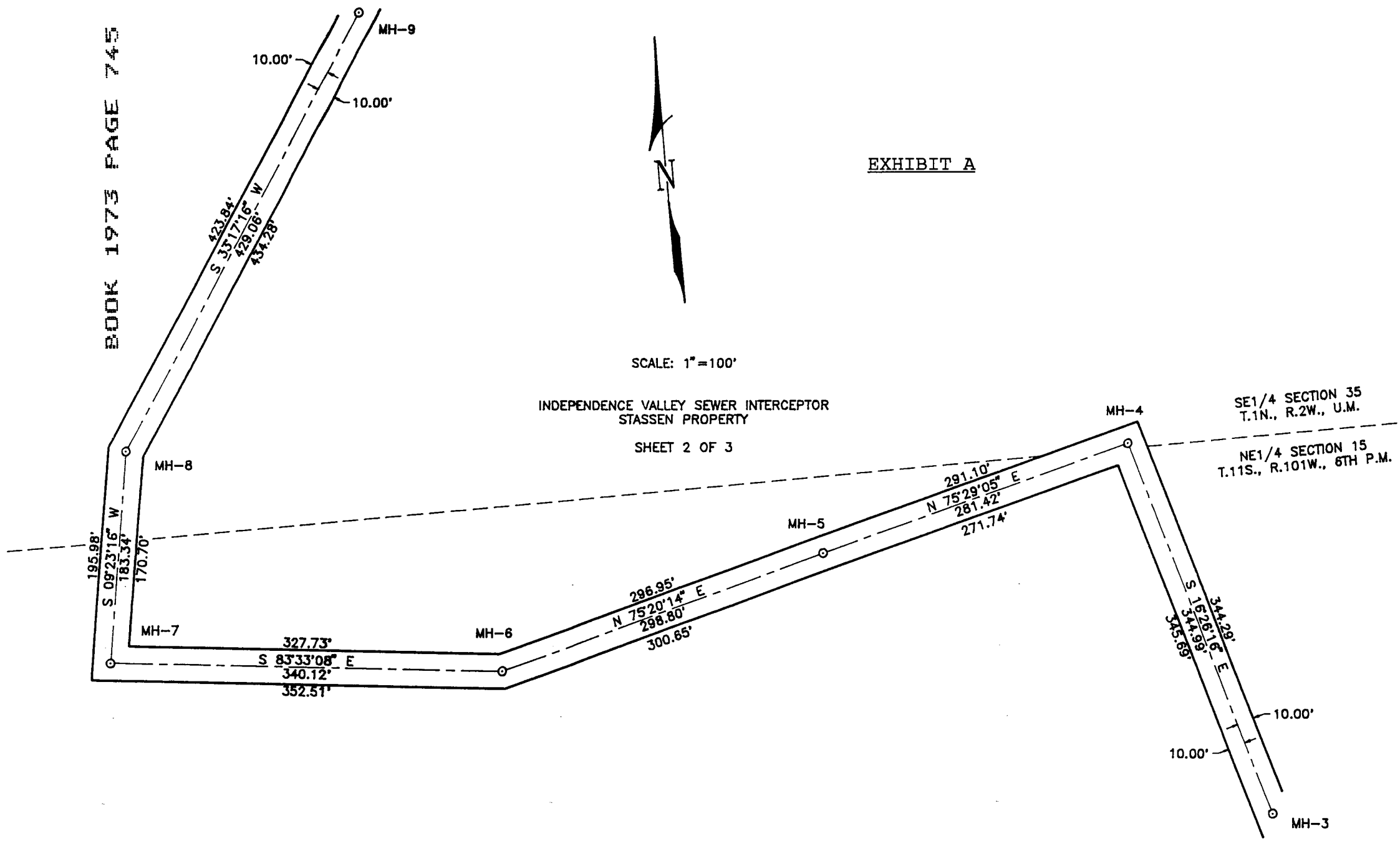
EXHIBIT A

SCALE: 1"=100'

INDEPENDENCE VALLEY SEWER INTERCEPTOR
STASSEN PROPERTY

SHEET 2 OF 3

SE1/4 SECTION 35
T.1N., R.2W., U.M.
NE1/4 SECTION 15
T.11S., R.101W., 6TH P.M.



INDROW-3.DWG

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

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 INDEPENDENCE VALLEY SEWER INTERCEPTOR

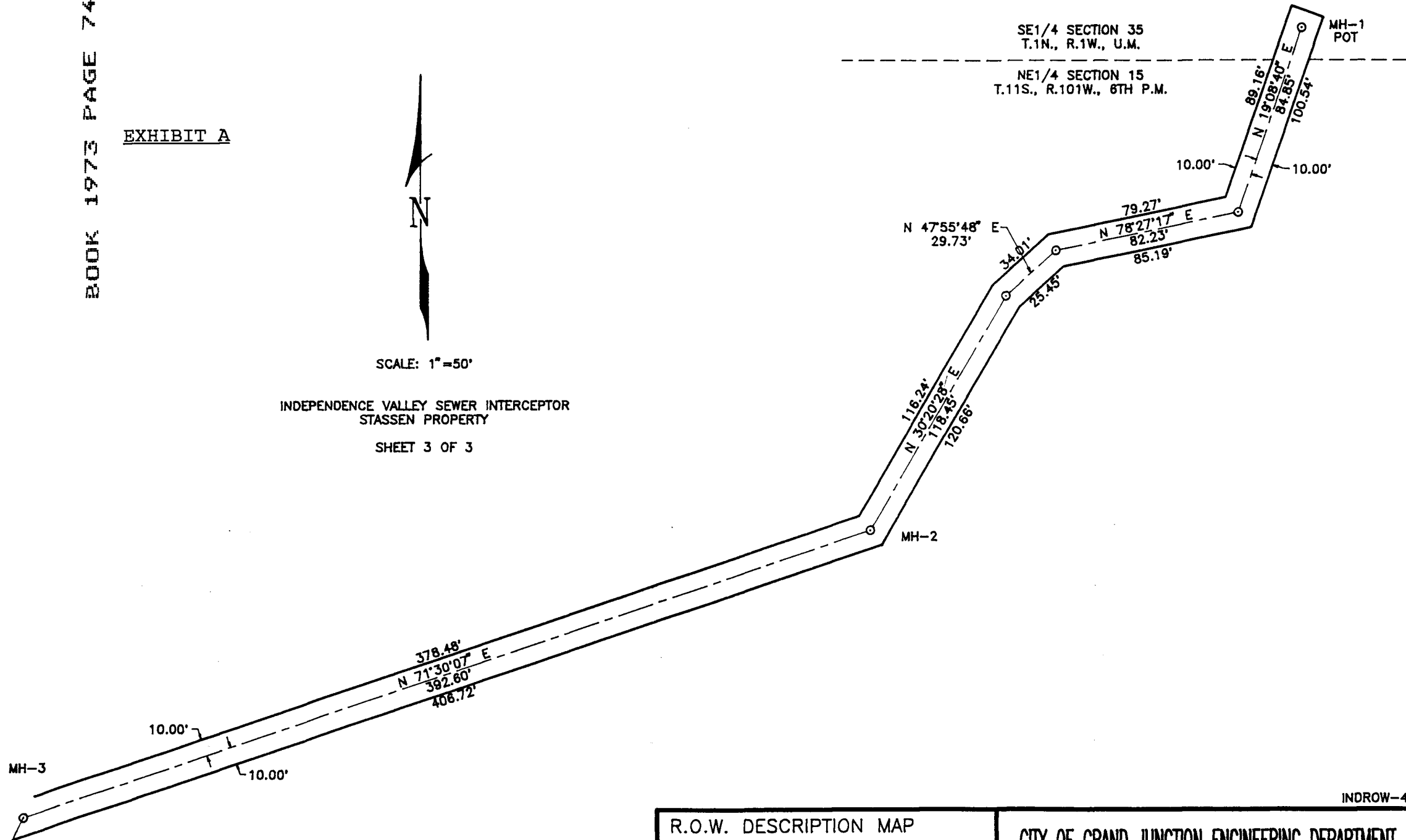
EXHIBIT A



SCALE: 1"=50'

INDEPENDENCE VALLEY SEWER INTERCEPTOR
STASSEN PROPERTY

SHEET 3 OF 3



INDROW-4.DWG

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

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 INDEPENDENCE VALLEY SEWER INTERCEPTOR