

TAM98SMS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: TRULA A. MAYS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SACCOMANNO MINOR
SUBDIVISION, ALSO THE NE CORNER PARTRIDGE FARMS SUBDIVISION, PARCEL NO.
2701-352-00-012 FOR SEWER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1880583 12/23/98 1043AM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$15.00 SUB CHG \$1.00

GRANT OF EASEMENT

DOC FEE \$ EXEMPT

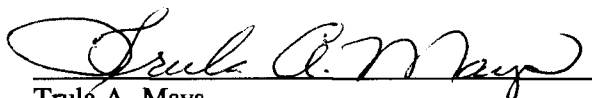
Trula A. Mays, Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of a sanitary sewer main line and associated appurtenances, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of a sanitary sewer pipeline and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit "A" and Exhibit "B" 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 of ingress and egress for workers and equipment 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 installation, construction or placement of any structures or any other item or fixture which might act to damage the sanitary sewer pipeline and related facilities or 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, repairing and replacing 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 10 day of December, 1998.


Trula A. Mays

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of December, 1998, by Trula A. Mays.

My commission expires: 12-20-99

Witness my hand and official seal.

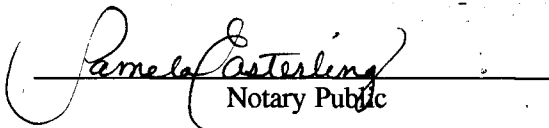

Notary Public

EXHIBIT 'A'

An easement in the SE1/4NW1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said easement being described as follows:

Beginning at an alloy cap (LS 18478) for the Northeast Corner of Partridge Farms Subdivision, from whence an alloy cap (LS 18478) for the Northwest Corner of said Partridge Farms Subdivision bears S89°23'57"W 812.43 feet; thence N89°30'41"E on the north line of the SE1/4NW1/4 of said Section 35 20.00 feet; thence S00°32'41"E parallel with the east line of said Partridge Farms Subdivision 230.00 feet; thence S89°30'41"W 20.00 feet to the east line of said Partridge Farms Subdivision; thence N00°32'41"W 230 feet to the point of beginning.

EXHIBIT 'B'

SACCOMANNO MINOR SUBDIVISION

GARY L. & PAMELA J. BADZINSKI

2701-352-00-102

SW COR
NE 1/4 NW 1/4
SEC 35
T1N, R1W, U.M.
(ALSO THE NE COR.
PARTRIDGE FARMS
SUBDIVISION)

NW COR
PARTRIDGE FARMS
SUBDIVISION

10' PSCO UTILITY EASEMENT
S89°23'57"W 812.43'

N89°30'41"E
1317.58'

20' PRIVATE IRRIGATION EASEMENT

POB

L1

N00°55'07"W
17.10'

SE COR
NE 1/4 NW 1/4
SEC 35
T1N, R1W, U.M.

N45°55'07"W
29.02'

212.11'

20' SANITARY SEWER EASEMENT

TRULA A. MAYS
2701-352-00-012

LOT 5

PARTRIDGE FARMS SUBDIVISION

10' PRIVATE IRRIGATION EASEMENT

L2

L4

LINE	BEARING	DISTANCE
L1	N 89°30'41" E	20.00'
L2	S 00°32'41" E	230.00'
L3	S 89°30'41" W	20.00'
L4	N 00°32'41" W	230.00'



1" = 40'

20' SANITARY SEWER EASEMENT

L3

LOT 6

LEGEND



MESA COUNTY SURVEY MARKER



#5 REBAR & 1 1/2" ALLOY CAP IN CONCRETE
PLS 18478