

TRA08SWR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	THE MASTER SUBDIVISION OF THE SEASONS AT TIARA RADO OWNERS ASSOCIATION
PURPOSE:	SANITARY SERVICE LINE EASEMENT
ADDRESS:	THE SEASONS AT TIARA RADO FILING NO. 3
PARCEL #:	2947-271-06-00 TO 2947-223-00-948
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF SANITARY SEWER SERVICE LINE EASEMENT

The Master Subdivision of the Seasons at Tiara Rado Owners Association, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of One Thousand Five Hundred and 00/100 Dollars (\$1500.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents do hereby grant and convey 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 one (1) sanitary sewer service line and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel located in the East half (E1/2) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of Lot C, The Seasons at Tiara Rado Filing No. 3, as same is recorded in Plat Book 14 Page 84 in the office of the Mesa County Clerk and Recorder, and considering the west line of Seasons Court to bear N00°19'36"E with all bearings herein being relative thereto; thence N00°19'36"E, along the west line of said Seasons Court, a distance of 35.18 feet to the POINT OF BEGINNING; thence N49°06'05"W a distance of 166.11 feet to the west line of said Lot C; thence N06°57'27"E, along the west line of said Lot C, a distance of 12.05 feet; thence S49°06'05"E a distance of 164.28 feet to the west line of said Seasons Court; thence S00°19'36"W, along the west line of said Seasons Court, a distance of 13.17 feet, more or less, to the point of beginning.

Containing 1,651.93 square feet, more or less, as described herein and 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 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 function of standard utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques without cost to Grantor.
3. Grantor hereby covenants with Grantee that it has good title to the above-described Property; that it has good and lawful right to grant this Easement; that it 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 30th day of December, 2008.

The Master Subdivision of the Seasons at Tiara Rado Owners Association
a Colorado Non-Profit Corporation

By: Carol Ann Kissinger
Carol Ann Kissinger, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December 2008 by Carol Ann Kissinger, President of The Master Subdivision of the Seasons at Tiara Rado Owners Association, a Colorado Non-Profit Corporation.

My commission expires 12-14-2011
Witness my hand and official seal.



My Commission Expires 12/14/2011

Christina Keller
Notary Public

EXHIBIT "A"

THE SEASONS AT TIARA RADO, FILING NO. 1
PLAT BOOK 13, PAGE 469

2947-271-06-028

2947-271-06-000
THE SEASONS AT TIARA RADO
FILING NO. 3
HOMEOWNER'S ASSOCIATION
LOT C

2947-223-00-948
CITY OF GRAND JUNCTION
250 N 5TH STREET
GRAND JUNCTION, CO 81501

2057 S. BROADWAY
BOOK 1031, PAGE 20

THE SEASONS AT TIARA RADO, FILING NO. 3
PLAT BOOK 14, PAGE 84

2947-271-06-042

ABBREVIATIONS

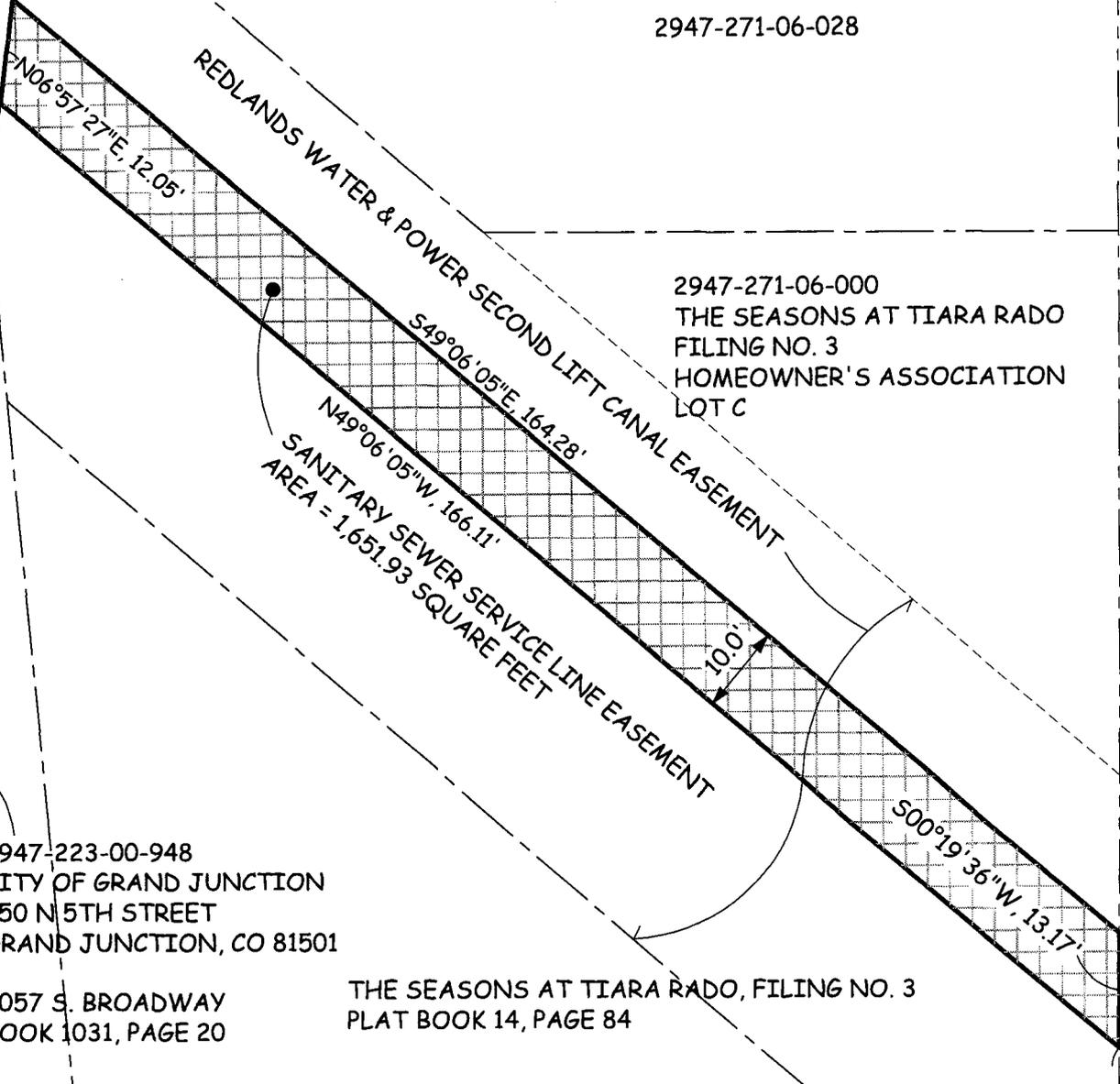
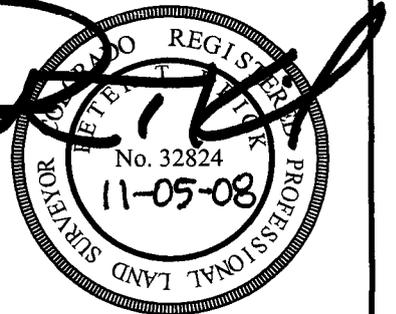
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 20 ft.

Lineal Units = U.S. Survey Foot



N:\LandPro\Tiara Rado_Sewer\survey\TiaraRadoBase.dwg, 11/4/2008 9:05:59 AM

DRAWN BY: MG
DATE: 11-04-2008
SCALE: 1" = 20'
APPR. BY: PTK

THE SEASONS AT TIARA RADO
FILING NO. 3
SANITARY SEWER SERVICE EASEMENT
2947-271-06-000 to 2947-223-00-948

