TRO00265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

PURPOSE: EASEMENT PROCURED FOR THE GLEN CARO-NORTHFIELD ESTATES 2 SEWER

DISTRICT

NAME OF PROPERTY OWNER OR GRANTOR: BARBARA MARIE TROWBRIDGE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 675 26 ½ ROAD,

GRAND JUNCTION

PARCEL NO.: 2945-022-00-033

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Book2787 Page420

1978776 01/02/01 0210PM Monika Todd Clk&Rec Mesa County Co RecFee \$10.00 Documentary Fee \$Exempt

GRANT OF SANITARY SEWER EASEMENT

BARBARA MARIE TROWBRIDGE, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to RICHARD S. PRYOR and LINDA F. PRYOR, Grantees, whose address is 675 26 ½ Road, Grand Junction, Colorado 81506, 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:

Commencing at the North ¼ Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence South a distance of 1,127.0 feet; thence West a distance of 326.50 feet; thence South a distance of 165.00 feet to the <u>True Point of Beginning</u>; thence South a distance of 20.00 feet; thence West a distance of 218.00 feet to a point on the east right-of-way line for Stepaside Drive; thence North along the east right-of-way line for Stepaside Drive a distance of 20.00 feet; thence leaving said right-of-way line, East a distance of 218.00 feet to the Point of Beginning,

Said Easement being for the use and benefit of the following described real property, to wit:

Beginning 1,127.0 feet South of the North ¼ Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence West 326.5 feet; thence South 200.0 feet; thence East 326.5 feet; thence North 200 feet to the Point of Beginning, EXCEPT the East 30.0 feet thereof for road right-of-way also known as 675 26 ½ Road and identified by Mesa County Tax Schedule Number 2945-022-00-033.

TO HAVE AND TO HOLD unto the said Grantees, their 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 Grantees that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantees or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
- 2. Grantees agree that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques.
- 3. Grantor hereby covenants with Grantees that she has good title to the aforedescribed 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 thisc	1ay 01 <u>0 clayer</u>	, 2000.	
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State of Colorado	,	Daivaia	Marie Howoringe	
State of Colorado)			
)ss.			
County of Mesa)			
The forego by Barbara Marie	oing instrument was acknow Frowbridge.	wledged before me th	is <u>20 day</u> of <u>C</u>	, 2000,
	ission expires:	02	\sum_{i}	STATE OF A STATE

NOTE: THE INFORMATION CONATAINED HEREIN WAS DERIVED FROM PUBLIC RECORDS DEEMED TO BE RELIABLE. 2945-022-00-041 DOROTHY M. BURGESS & LIVING TRUST 679 26 1/2 ROAD 2945-022-00-040 STEPASIDE DRIVE TIE TO THE N 1/4 CORNER SECTION 2, TIS, RIW, U.M. \$90'00'00"E N00'00'00"V 326.50' 1127.00' 2945-022-00-034 BARBARA MARIE TROWBRIDGE 2945-022-00-033 676 STEPASIDE DRIVE SEWER EASEMENT AREA = 4360.00 SQ.FT. RICHARD S. & LINDA F. PRYOR 675 26 1/2 ROAD 15.00 NORTHFIELD ESTATES SUBDIVISION DRAWN BY: SRP DEPARTMENT OF PUBLIC WORKS EASEMENT DESCRIPTION MAP DATE: 10-2-2000 ENGINEERING DIVISION SCALE: 1'' = 50'SEWER EASEMENT CITY OF GRAND JUNCTION APPR. BY: IW

NORTHFIELD ESTATES #2 & CLEN CARO

FILE NO: NORTH2_9.DWG