

TUS97CCP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: TERRY I. TUSBERG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 324 COUNTRY
CLUB PARK SANITARY SEWER IMPROVEMENT DISTRICT
2945-211-07-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1790252 1104AM 03/05/97
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Terry I. Tusberg, Grantor, for and in consideration of the sum of Seven Hundred Six and 36/100 Dollars (\$706.36), 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, whose address is 250 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:

Commencing at the South 1/4 Corner of Section 16, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the Center North-South line of said Section 16 to bear S 00°00'00" W with all bearings contained herein to be relative thereto; thence N 02°13'38" E along the Westerly boundary line of Lot 2, Block 4 of County Club Park Subdivision a distance of 58.43 feet to the True Point of Beginning of the Easement herein described; thence N 02°13'38" E along the Westerly boundary line of said Lot 2 a distance of 15.00 feet;
thence leaving said Westerly boundary line, S 87°23'52" E a distance of 220.16 feet to a point on the Easterly boundary line of said Lot 2;
thence S 17°29'21" E along the Easterly boundary line of said Lot 2 a distance of 11.09 feet;
thence leaving said Easterly boundary line, N 88°34'13" W a distance of 223.92 feet to the Point of Beginning,
containing 2,825.43 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, together with the right to enter upon said premises, to survey, maintain, operate, repair, replace, control and use said Easement, subject to the terms and conditions contained herein.

1. Grantor reserves the right to use and occupy the aforescribed easement for any lawful purpose which is not inconsistent with 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 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 sanitary sewer facilities on, along, over, under, through and across the Easement 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 25th day of February, 1997.

Terry I. Tusberg
Terry I. Tusberg

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of February, 1997, by Terry I. Tusberg.

My commission expires: 3-3-01

Witness my hand and official seal.

Rezy Holman
Notary Public

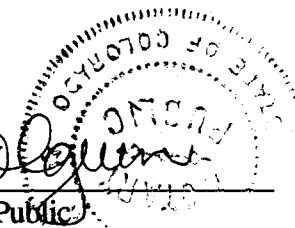
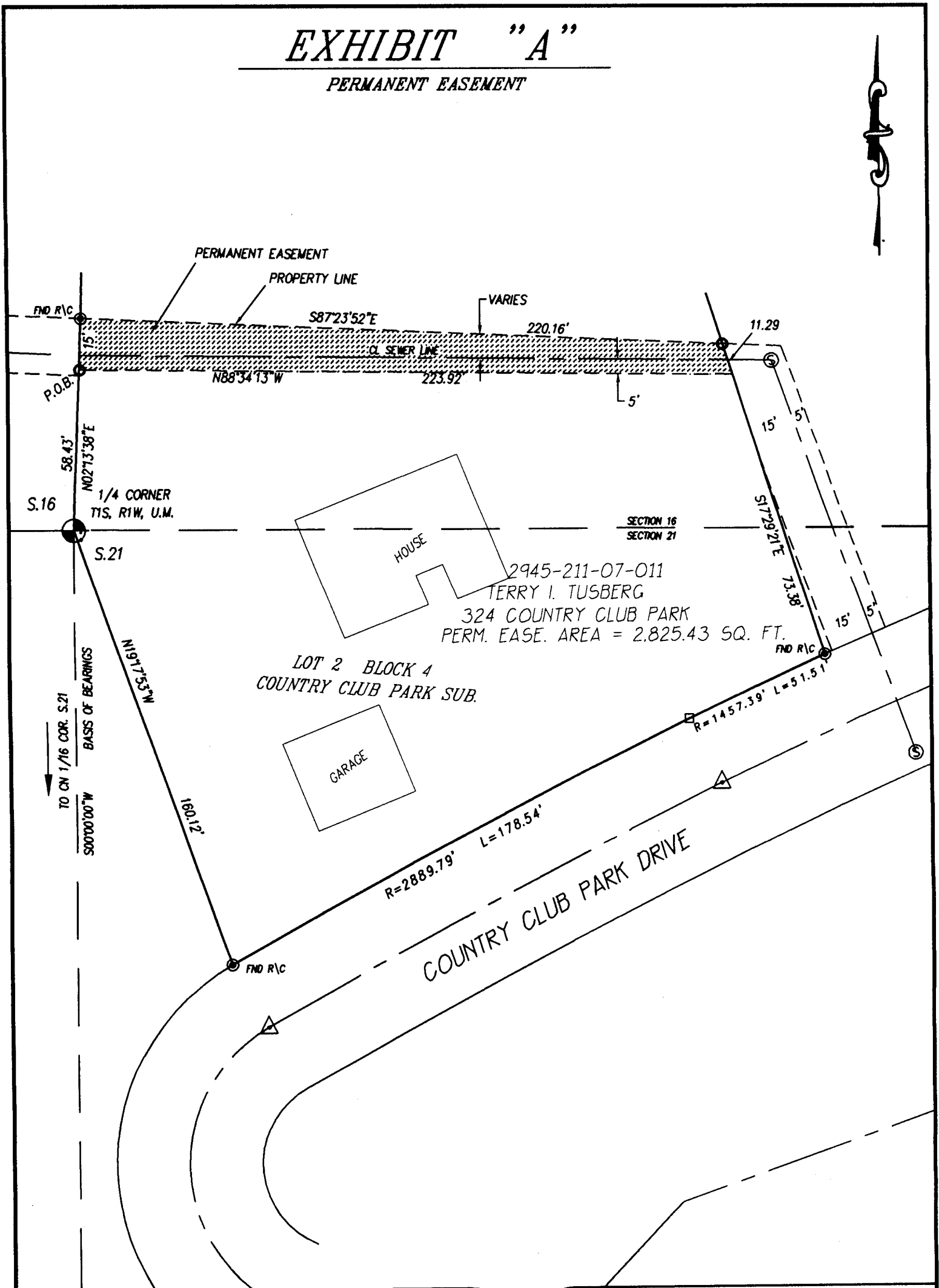


EXHIBIT "A"

PERMANENT EASEMENT



DRAWN BY: SRP
 DATE: 1-29-97
 SCALE: 1" = 40'
 APPR. BY: _____
 FILE NO: CCPDD6B.DWG

EASEMENT DESCRIPTION MAP
 COUNTRY CLUB PARK AND DRESSEL DRIVE
 SANITARY SEWER IMPROVEMENT DISTRICT

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION