

ULI01275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: SANITARY SEWER FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: JOE A. ULIBARRI AND DOROTHY V. ULIBARRI

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 637 27 ½ ROAD, GRAND JUNCTION

PARCEL NO.: 2945-013-00-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF SANITARY SEWER EASEMENT

Book 2899 Page 197

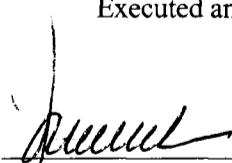
Joe A. Ulibarri and Dorothy V. Ulibarri, Grantors, for and in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, for the benefit of the Persigo 201 Sewer System, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southeast Corner of the Northeast ¼ of the Southwest ¼ ("NE ¼ SW ¼") of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa State of Colorado, and considering the east line of the NE ¼ SW ¼ of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence N 00°02'18" E along the east line of said NE ¼ SW ¼ a distance of 433.00 feet; thence leaving the east line of said NE ¼ SW ¼, S 88°17'18" W a distance of 30.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instrument recorded in Book 2646 at Page 963 in the office of the Mesa County Clerk and Recorder; thence along said right-of-way line, N 00°02'18" E a distance of 33.00 feet to the True Point of Beginning;
thence leaving said right-of-way line, N 89°57'42" W a distance of 20.01 feet;
thence N 00°02'18" E a distance of 16.39 feet to a point on the northerly boundary line of that certain parcel of land described by instrument recorded in Book 2646 at Page 962 in the office of the Mesa County Clerk and Recorder;
thence along the northerly boundary line of said parcel of land, N 88°17'18" E a distance of 20.01 feet to a point on the west right-of-way line for 27 ½ Road as aforesaid;
thence along said right-of-way line, S 00°02'18" W a distance of 17.00 feet to the Point of Beginning, containing 334.09 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

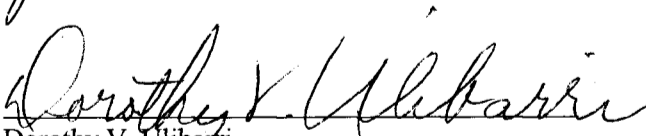
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees 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. Grantors 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 Grantors hereby covenant with Grantee 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 Grantee 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. 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.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 3rd day of Aug, 2001.



Joe A. Ulibarri

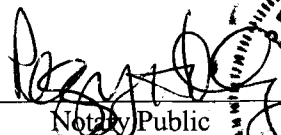


Dorothy V. Ulibarri

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of August, 2001,
by Joe A. Ulibarri and Dorothy V. Ulibarri.

My commission expires: 3.3.05
Witness my hand and official seal.



Notary Public

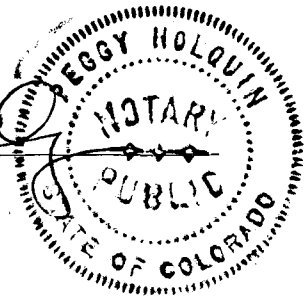


EXHIBIT "A"



2945-013-09-014

SANITARY SEWER EASEMENT

2945-013-00-004
 JOE A. & DOROTHY V. ULIBARRI
 637 27 1/2 ROAD
 SANITARY SEWER EASEMENT
 AREA = 334.09 SQ. FT.

S88°17'18"W

2945-013-00-055

~YARD~

27-1/2 ROAD

12" SAN

12" SAN

12" SAN

12" SAN

18" RCP

N 00°02'18" E 433.00'

SE CORNER
 NE 1/4 SW 1/4
 SEC. 1, T1S, R1W, UM

EXISTING R.O.W.
 BK. 732, P. 115
 &
 BK. 1004, P. 400

EDGE OF EXISTING ASPHALT

EXISTING CONCRETE SIDEWALK

EXISTING R.O.W.
 BK. 2646, P. 963

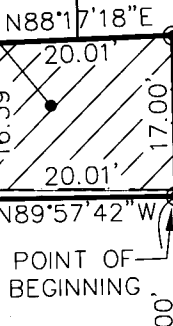
~DIRT~

~GRAVEL DRIVE~

~GRAVEL~

EDGE OF EXISTING ASPHALT

~GRAVEL~



DRAWN BY: SRP/PTK
 DATE: 8-03-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: ULIBAR(rev).DWG

EASEMENT DESCRIPTION MAP

27 1/2 ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION