

USH0024R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (SEWER)

NAME OF PROPERTY OWNER OR GRANTOR: JOHN A USHER

PURPOSE: INGRESS AND EGRESS FOR THE
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT
OF SANITARY SEWER FACILITIES

ADDRESS: 24 ROAD AND G ROAD

PARCEL NO. 2701-324-00-093

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION: NONE

DESTRUCTION: NONE

1939555 02/18/00 0327PM
MONIKA TODD CLR® MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

JOHN A. USHER, Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of sanitary sewer facilities by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the Southeast 1/4 of said Section 32 to bear N 00°02'53" E with all bearings contained herein being relative thereto; thence N 00°02'53" E along the east line of the Southeast 1/4 of said Section 5 a distance of 60.00 feet; thence leaving the east line of said Southeast 1/4, N 89°58'39" W a distance of 90.00 feet to a point on the intersecting right-of-way line for 24 Road and G Road, said point being the True Point of Beginning; thence S 45°02'07" W along said intersecting right-of-way line a distance of 28.29 feet to a point on the south right-of-way line for G Road; thence N 89°58'39" W along the south right-of-way line for G Road a distance of 295.62 feet; thence leaving said right-of-way line, N 00°01'21" E a distance of 20.00 feet; thence S 89°58'39" E a distance of 315.63 feet to the Point of Beginning, containing 6,112.59 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. 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 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. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 4 day of February, ~~1999~~ ²⁰⁰⁰ J.U.

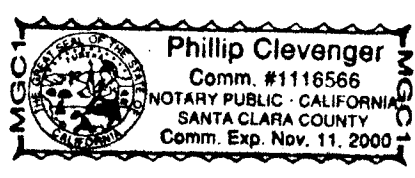
John A. Usher
John A. Usher

CALIFORNIA
State of ~~Colorado~~)
County of SANTA CLARA)ss.

The foregoing instrument was acknowledged before me this 4 day of February, ~~1999~~ ²⁰⁰⁰ by John A. Usher.

My commission expires: 11/11/2000

Witness my hand and official seal.



Phillip Clevenger
Notary Public

EXHIBIT "A"



2701-324-00-092
WARREN R. JACOBSON

S 16th COR
SEC 32, T1N,
R1W, UM

SE 1/4 SEC. 32
T1N, R1W, UM

2701-324-00-093
JOHN A. USHER

UTILITY EASEMENT AREA = 6112.59 SF

1260.58
N 00°02'53" E
1320.58

24 ROAD

LEACH CREEK

N 89°58'39" W
90.00'

N 45°02'07" E
28.29'

S 00°01'21" W
20.00'

N 89°58'39" W
315.63'

295.62'

TRUE P.O.B.

G ROAD

UTILITY EASEMENT

SE CORNER
SEC 32, T1N,
R1W, UM

DRAWN BY: JCS
DATE: 11-16-99
SCALE: 1" = 200'
APPR. BY: TW
FILE NO: 2400093.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD SEWER LINE REPLACEMENT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION