

VAN9927R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (SEWER)

NAME OF PROPERTY OWNER OR GRANTOR: LARRY M VAN HOLE
AND SHERYL ANN VAN HOLE

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

ADDRESS: 756 27 ROAD

PARCEL NO: 2701-362-00-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION: NONE

DESTRUCTION: NONE

GRANT OF SANITARY SEWER EASEMENT

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LARRY M. VAN HOLE and SHERYL ANN VAN HOLE, Grantors, for and in consideration of the installation, maintenance and repair of a sanitary sewer line and related facilities, the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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 West $\frac{1}{4}$ corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 36 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°00'00" E along the west line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36 a distance of 386.48 feet; thence leaving the west line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36, N 90°00'00" E a distance of 270.04 feet to the True Point of Beginning; thence N 00°00'00" W a distance of 21.38 feet; thence N 90°00'00" E a distance of 126.45 feet; thence S 15°56'18" E a distance of 22.24 feet; thence S 90°00'00" W a distance of 132.56 feet to the Point of Beginning, containing 2,769.38 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. 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 4th day of OCTOBER, 1999.

Larry M. Van Hole
Larry M. Van Hole

Sheryl Ann VanHole
Sheryl Ann Van Hole

State of Colorado)
)ss.
County of MESA)

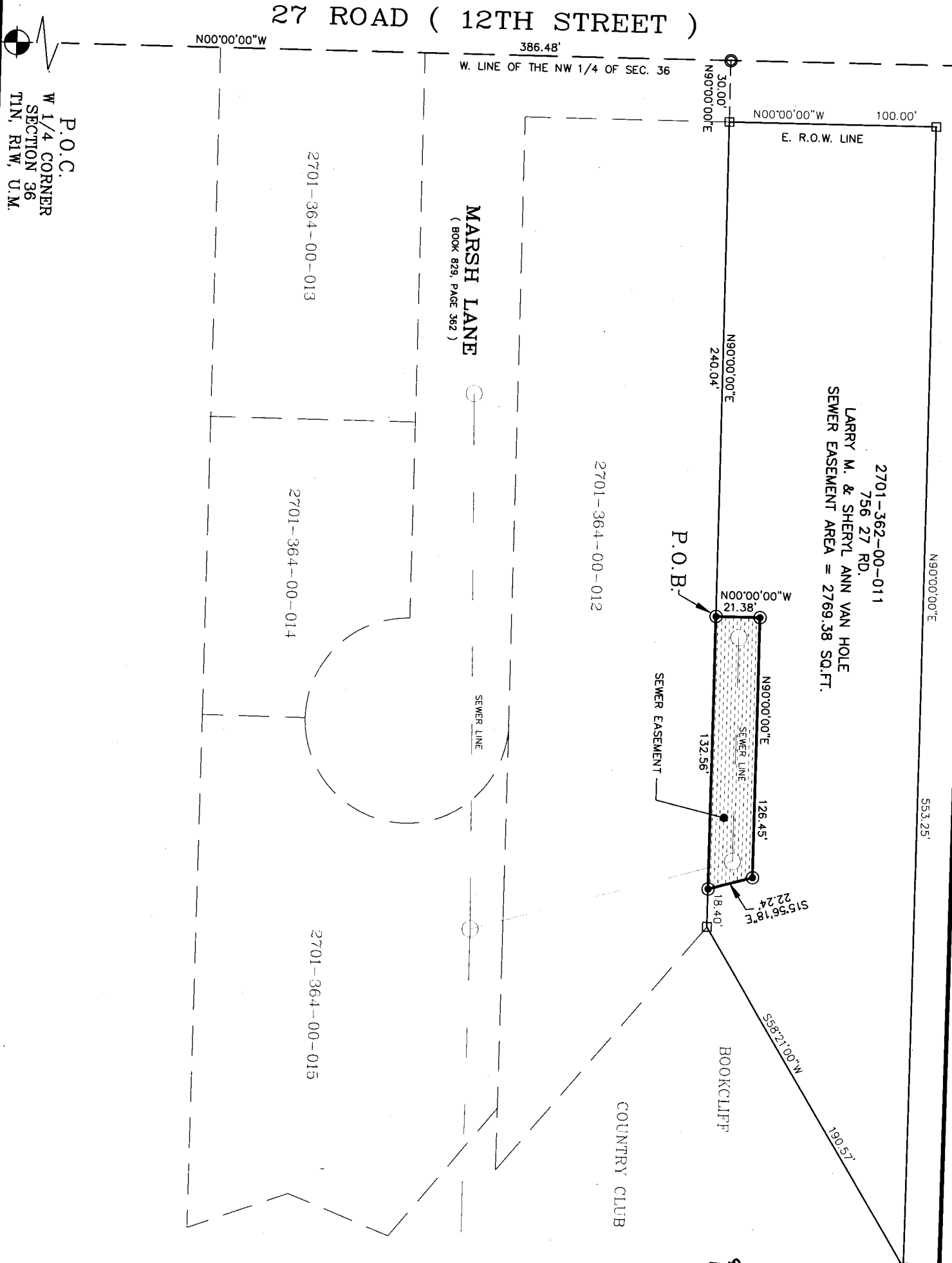
The foregoing instrument was acknowledged before me this 4th day of OCTOBER, 1999, by Larry M. Van Hole and Sheryl Ann Van Hole.

My commission expires: 5/11/2002
Witness my hand and official seal.



Jim Woodmance
Notary Public

EXHIBIT "A"



P.O.C.
W 1/4 CORNER
SECTION 36
T1N, R1W, U1M

2701-362-00-011
756 27 RD.
LARRY M. & SHERYL ANN VAN HOLE
SEWER EASEMENT AREA = 2769.38 SQ.FT.

DRAWN BY: SRP
DATE: 8-25-99
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: MARSH27R2.DWG

EASEMENT DESCRIPTION MAP
SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION