

VEN99MAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: THE ESTATE OF ALBINO VENEGAS BY JUAN V.  
VENEGAS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF ALBINO VENEGAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF SANITARY SEWER  
EASEMENT NEAR MALDONADO STREET - PARCEL NO. 2945-151-00-031

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF SANITARY SEWER EASEMENT

The Estate of Albino Venegas, 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 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 North 1/4 corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Northwest 1/4 of the Northeast 1/4 (NW 1/4 NE 1/4) of said Section 15 to bear S 00°07'20" E with all bearings contained herein being relative thereto; thence S 00°07'20" E along the west line of the NW 1/4 NE 1/4 of said Section 15 a distance of 690.00 feet; thence leaving the west line of said NW 1/4 NE 1/4, S 89°47'16" E along a line which is parallel with the north line of the NW 1/4 NE 1/4 of said Section 15 a distance of 798.59 feet to the northwest corner of that certain parcel of land for Roadway & Utilities right-of-way purposes described in instrument recorded in Book 2612 at Page 849 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence S 00°07'20" E along the west line of said parcel of land for Roadway & Utilities right-of-way purposes a distance of 15.18 feet; thence leaving the west line of said parcel, N 79°19'23" W a distance of 83.57 feet; S 89°47'16" E a distance of 82.09 feet to the Point of Beginning, containing 623.03 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

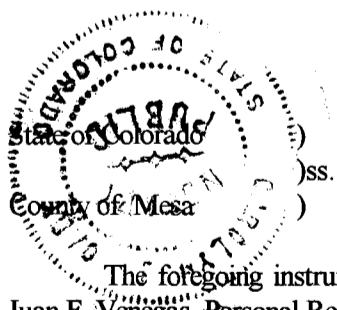
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees 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 it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 7 day of July, 1999.

The Estate of Albino Venegas

Juan F. Venegas  
Juan F. Venegas, Personal Representative

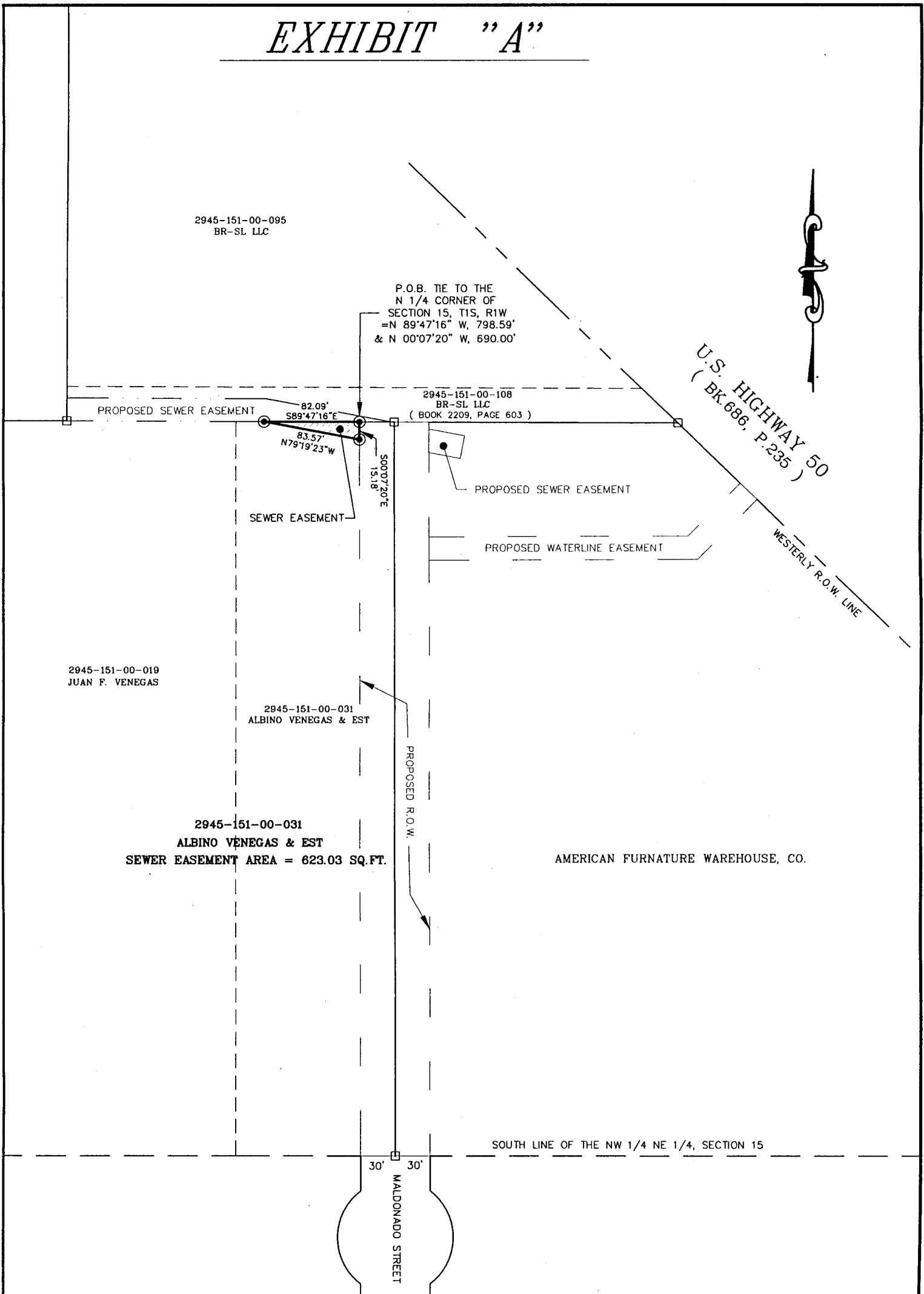


The foregoing instrument was acknowledged before me this 7th day of July, 1999, by Juan F. Venegas, Personal Representative of the Estate of Albino Venegas

My commission expires: 12-4-00  
Witness my hand and official seal.

Candy J. Cook  
Notary Public

# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 6-24-99  
 SCALE: 1" = 100'  
 APPR. BY: TW  
 FILE NO: AMFUR1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

AMERICAN FURNATURE WAREHOUSE, CO.

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION