

VGH97CCP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ALVA E. VAUGHN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 400 DRESSEL  
DRIVE SANITARY SEWER IMPROVEMENT DISTRICT 2945-211-07-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1790248 1104AM 03/05/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

GRANT OF EASEMENT

Alva E. Vaughn, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to J.B. Wooten and Revo Wooten (Trustee), Grantees, whose address is 404 Country Club Park, Grand Junction, Colorado 81503, a Perpetual Easement for the installation, operation, maintenance and repair of sanitary sewer pipelines, together with the right of ingress and egress for workers and equipment to repair and maintain said pipelines, on, along, over, under, through and across the following described real property, to wit:

Commencing at the North 1/4 corner of Section 21, Township 1 South, Range 1 West of the Ute Meridian, ( said North 1/4 corner also being the northeast corner of Lot 3, Block 4 of Country Club Park Subdivision ); thence N 90°00'00" W along the north line of said Lot 3, Block 4 a distance of 150.00 feet to a point; thence leaving said north line S 01°27'00" W a distance of 35.00 feet to a point; thence N 90°00'00" E a distance of 4.15 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E a distance of 20.20 feet to a point; thence S 07°58'45" E a distance of 27.70 feet to a point; thence S 34°11'54" E a distance of 130.33 feet to a point; thence S 01°28'01" W a distance of 43.05 feet to a point on the southerly line of said Lot 3, Block 4, whence the North 1/4 corner of said Section 21 bears N 13°20'05" E a distance of 219.17 feet; thence S 67°17'33" W along the southerly line of said Lot 3, Block 4 a distance of 17.54 feet to a point; thence leaving said southerly line N 01°28'01" E a distance of 38.23 feet to a point; thence N 34°11'54" W a distance of 135.41 feet to a point; thence N 07°58'45" W a distance of 35.16 feet to the point of beginning containing 3936.26 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises herein granted unto the Grantees, their heirs, successors and assigns forever, subject to the following terms, covenants, conditions and restrictions:

1. Grantees, as a condition of this grant, agree that entry to the easement area for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor and to the Grantor's heirs, successors and assigns.
2. Grantor shall have the right to continue to use the real property burdened by this easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantees 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 and egress on, along, over, under, through and across the easement area.

3. Grantor hereby covenants with Grantees 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.

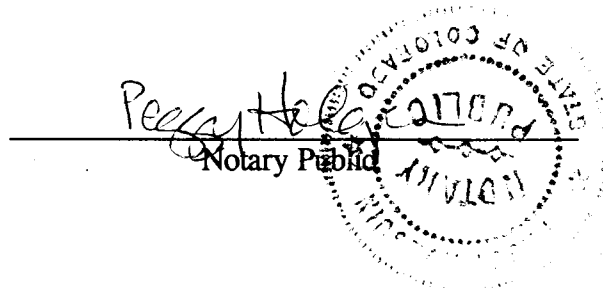
Signed this 18 day of Feb, 1997.

*Alva E. Vaughn*  
Alva E. Vaughn

State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of February, 1997, by Alva E. Vaughn.

Witness my hand and official seal.



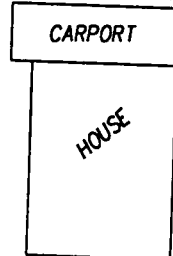
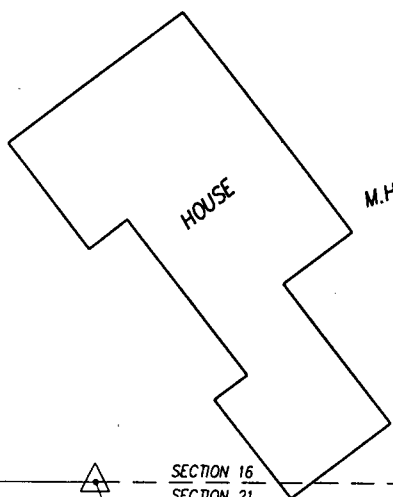
My commission expires:

3-3-01

# EXHIBIT "A"

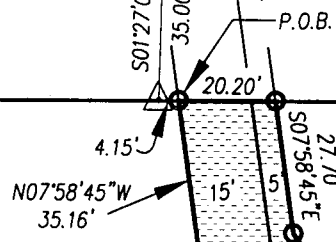
LOT 11  
REDLANDS CLUB HEIGHTS SUB.  
2945-163-10-008  
JAMES A. & DIXIE L. FOLSOM  
401 DRESSSEL DRIVE

LOT 10  
REDLANDS CLUB HEIGHTS SUB.  
2945-163-10-007  
KAREN MARQUETTE  
402 DRESSSEL DRIVE



LOT 2 BLOCK 4  
COUNTRY CLUB PARK SUB.

SECTION 16  
SECTION 21



2945-211-07-014  
ALVA E. VAUGHN  
400 DRESSSEL DRIVE  
EASE AREA = 393626 SQ. FT.

20' NON-EXCLUSIVE  
SEWER LINE EASEMENT  
LOT 3 BLOCK 4  
COUNTRY CLUB PARK SUB.



2945-211-07-002  
J.B. WOOTEN & REVO WOOTEN (TRUSTEE)  
404 COUNTRY CLUB PARK DR.

LOT 4 BLOCK 4  
COUNTRY CLUB PARK SUB.

BASIS OF BEARINGS  
TO CN 1/16 COR. S.21

COUNTRY CLUB PARK DR

DRAWN BY: SRP  
DATE: 1-22-97  
SCALE: 1" = 40'  
APPR. BY:  
FILE NO: CCPD5.DWG

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

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION