

WHI04BSD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	JOHN WHITING
PURPOSE:	INGRESS AND EGRESS OF A PERPETUAL EASEMENT WATER PIPELINES FOR REEDER MESA WATERLINE
ADDRESS:	4360 BLUE SAGE DRIVE
PARCEL NO:	2969-252-00-426
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2217657 BK 3752 PG 840-842
10/05/2004 09:24 AM
Janice Ward CLK&REC Mesa County CO
RecFee \$15.00 SurCha \$1.00
DocFee EXEMPT

GRANT OF EASEMENT

John Whiting, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey unto the City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of water pipelines and related facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain easement for water line purposes lying in Section 25, Township 2 South, Range 2 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of that certain parcel of land having Mesa County Assessor Tax Control Number 2969-252-00-426 with a Warranty Deed describing said Parcel recorded in Book 2575, Pages 971 and 972, Public Records of Mesa County, Colorado, and assuming the South line of said Parcel bears N 85°26'56" W with all other bearings contained herein being relative thereto; thence N 85°26'56" W along the South line of said Parcel a distance of 383.77 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 85°26'56" W along the South line of said Parcel a distance of 84.22 feet; thence N 66°11'49" E a distance of 427.16 feet; thence N 62°28'12" E a distance of 89.90 feet, more or less, to a point on the East line of said Parcel; thence S 00°55'06" W along the East line of said Parcel, a distance of 45.49 feet; thence S 62°28'12" W a distance of 69.53 feet; thence S 66°11'49" W a distance of 354.34 feet, more or less, to the Point of Beginning.

CONTAINS 0.432 Acres (18,818.76 Sq. Ft), more or less, as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

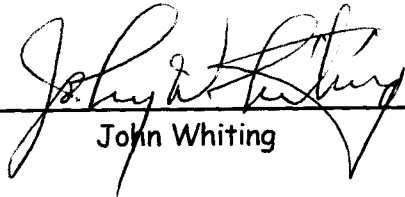
TO HAVE AND TO HOLD said Perpetual Easement unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to enter upon said premises, to survey, maintain, operate, install, repair, replace, control and use said Easement and the water pipelines and appurtenances and facilities related thereto, 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 the rights herein granted and which will not interfere with the full use and quiet enjoyment of Grantee's rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the easement area shall not be burdened or overburdened by the installation or placement of any improvements, structures, items or fixtures which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the easement area.

2. Grantee's utilization of the above conveyed premises shall be conducted in a reasonable and prudent manner. The work and act by Grantee of installing, maintaining, repairing and replacing said water pipelines and related facilities shall be performed with due care using commonly accepted standards and techniques.

3. Grantor hereby covenants with Grantee that he will warrant and forever defend the above conveyed premises in the quiet and peaceful possession of Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 04th day of OCTOBER, 2004.



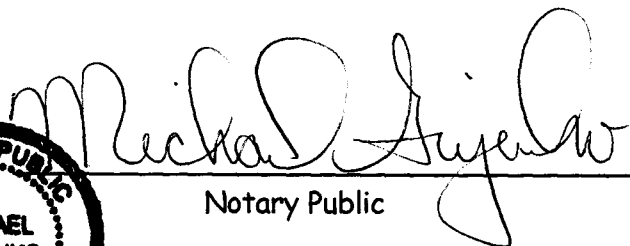
John Whiting

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4TH day of OCTOBER, 2004, by John Whiting.

My commission expires: 10/09/2007
Witness my hand and official seal.





Notary Public

My Commission Expires 10/09/2007

Legal description by Peter T. Krick, City of Grand Junction, 250 North 5th Street, Grand Junction, CO 81501

EXHIBIT "A"

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

2969-243-00-228
 DONALD L VALENTINE

2969-252-00-427
 JOHN WHITING

2969-252-00-426
 4360 BLUE SAGE DRIVE
 JOHN WHITING
 WARRANTY DEED:
 BOOK 2575, PAGES 971-972

WATER LINE EASEMENT AREA = 18818.76

6" PVC
 WATER LINE

N62°28'12"E
 89.90'

S00°55'06"W
 45.49'

2969-252-00-164
 MAJED S AND
 ISSA S SAWAGED

S62°28'12"W
 69.53'

6" PVC
 DRAIN LINE

20" STEEL
 WATER LINE

N66°11'49"E
 427.16'

354.34'
 S66°11'49"W

S00°55'06"W

N85°26'56"W
 84.22'

383.77'
 N85°26'56"W
 (BASIS OF BEARING)

P.O.B.

P.O.C.
 SE COR PARCEL
 2969-252-00-426

2969-252-00-425
 JOHN WHITING



BLUE SAGE DRIVE

DRAWN BY: JCS
 DATE: 6-25-2003
 SCALE: 1" = 100'
 APPR. BY: IW
 DEP 1978-99.dwg

REEDER MESA WATERLINE
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION