

YNG09HRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (SANITARY SEWER)
NAME OF PROPERTY OWNER OR GRANTOR:	GLEN R. YOUNGER
PURPOSE:	SANITARY SEWER EASEMENT FOR UTE WATER SUBDIVISION
FILE#:	FP-2009-060
ADDRESS:	2172 H ROAD
TAX PARCEL NO.:	2697-254-00-061
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**DEED OF EASEMENT**

THE DEED OF EASEMENT is made this 17 day of August, 2009, by and between GLEN R YOUNGER, herein called "Grantor", and City of Grand Junction, herein called "Grantee";

WITNESSETH: That the said GRANTOR for and in consideration of other goods and valuable consideration, in hand paid by the City of Grand Junction, the receipt whereof is hereby confessed and acknowledged, to wit: has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the GRANTEE, its successors and assigns, forever, a perpetual sanitary sewer easement, in, over, across, through, and under the following described property situated in the County of Mesa and State of Colorado, to wit:

A twenty foot (20.00') wide easement across that parcel of land described in deed recorded in Book 1815, Pages 512 and 513, Mesa County records, located in the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 25, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the NE¼ SE¼ Section 25 whence the Southwest corner of said NE¼ SE¼ Section 25 bears North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet for a basis of bearings, with all bearing contained herein relative thereto; thence North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet, along the South line of said NE¼ SE¼ Section 25; thence North 89 degrees 53 minutes 01 seconds West, a distance of 504.62, along the South line of said NW¼ SE¼ Section 25 feet to the POINT OF BEGINNING; thence South 22 degrees 27 minutes 47 seconds West, a distance of 271.95 feet; thence South 20 degrees 46 minutes 01 seconds West, a distance of 146.58 feet; thence North 00 degrees 00 minutes 52 seconds East, a distance of 56.43 feet; thence North 20 degrees 46 minutes 01 seconds East, a distance of 94.28 feet; thence North 22 degrees 27 minutes 38 seconds East, a distance of 263.85 feet; thence South 89 degrees 53 minutes 01 seconds East, a distance of 21.64 feet to the POINT OF BEGINNING.

This sanitary sewer easement is dedicated to the City of Grand Junction as a perpetual easement for City approved sanitary sewer lines including the installation, operation, maintenance and repair of said utilities and appurtenances which is limited to sanitary sewer lines and appurtenant facilities.

The GRANTOR covenants that they are the owner of the above described property and hereby warrants and agrees to defend the title to the above described premises.

This Deed of Easement covers all of the agreements between the parties and no representations or statements, verbal or written, have been made modifying, adding to, or changing the terms of this Deed of Easement.

This easement and all provisions hereof shall be applicable to and binding upon the parties and their respective heirs, devisees, successors and assigns.

IN WITNESS WHEREOF, this Deed of Easement has been executed and signed as of the day and year first above written.

**GRANTORS:**

Glen R. Younger  
GLEN R YOUNGER

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 17th day of August, 2009, by Glen R Younger  
Witness my hand and official seal

My commission expires: 05/08/2013  
(SEAL)

Nicoletta Moschetti-Michels  
Notary Public



My Commission Expires 05/08/2013

## EXHIBIT A

### A 20.00 foot wide Sanitary Sewer Easement

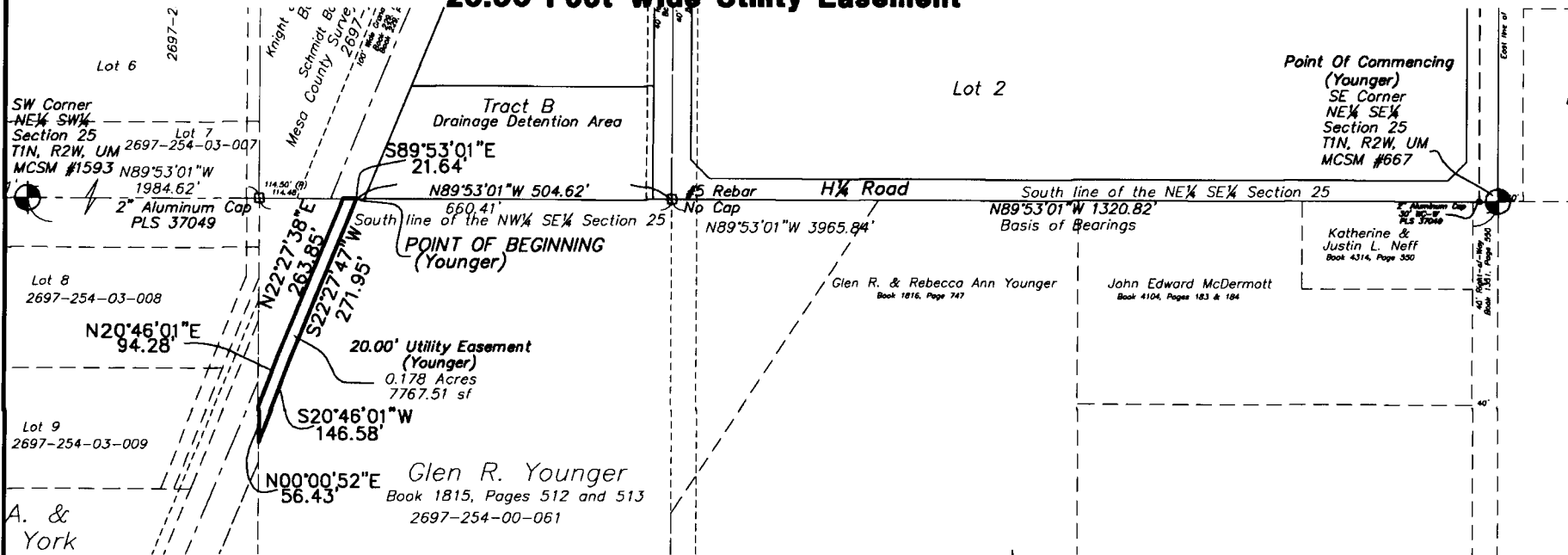
A twenty foot (20.00') wide easement across that parcel of land described in deed recorded in Book 1815, Pages 512 and 513, Mesa County records, located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 25, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 whence the Southwest corner of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 bears North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet for a basis of bearings, with all bearing contained herein relative thereto; thence North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet, along the South line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25; thence North 89 degrees 53 minutes 01 seconds West, a distance of 504.62, along the South line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 feet to the POINT OF BEGINNING; thence South 22 degrees 27 minutes 47 seconds West, a distance of 271.95 feet; thence South 20 degrees 46 minutes 01 seconds West, a distance of 146.58 feet; thence North 00 degrees 00 minutes 52 seconds East, a distance of 56.43 feet; thence North 20 degrees 46 minutes 01 seconds East, a distance of 94.28 feet; thence North 22 degrees 27 minutes 38 seconds East, a distance of 263.85 feet; thence South 89 degrees 53 minutes 01 seconds East, a distance of 21.64 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.178 Acres, as described.

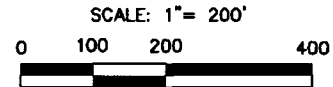
# EXHIBIT B

## 20.00 Foot Wide Utility Easement



### LEGEND

- |     |                                 |      |                                      |
|-----|---------------------------------|------|--------------------------------------|
|     | ALIQUOT SURVEY MARKER, AS NOTED | %    | PERCENT SYMBOL                       |
|     | FOUND REBAR, AS NOTED           | &    | AND SYMBOL                           |
|     | DELTA ANGLE OF ARC              | PLS  | PROFESSIONAL LAND SURVEYOR           |
| R   | RADIUS OF ARC                   | No.  | NUMBER                               |
| L   | LENGTH OF ARC                   | ±    | MORE OR LESS                         |
| Ch  | CHORD DISTANCE OF ARC           | °    | DEGREES (ANGULAR)                    |
| Brg | CHORD BEARING OF ARC            | '    | MINUTES (ANGULAR) OR FEET (LINEAR)   |
| =   | EQUAL SYMBOL                    | "    | SECONDS (ANGULAR) OR INCHES (LINEAR) |
|     |                                 | MCSM | MESA COUNTY SURVEY MARKER            |
|     |                                 | BLM  | BUREAU OF LAND MANAGEMENT            |



**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 08-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: April, 2009	smg	rsk	skw	1	1

## GRANT OF SANITARY SEWER EASEMENT

Re-Recorded to correct Scrivener's error on Deed of Easement recorded in the  
Office of the Mesa County Clerk and Recorder  
August 19, 2009, Reception No. 2502167 at Book 4905 Page 990

**Glen R. Younger, Grantor**, whose legal address is 2176 H Road, Grand Junction, CO 81505, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other 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 to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a perpetual Sanitary Sewer 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:

A twenty foot (20.00') wide easement for sanitary sewer purposes across that parcel of land described in deed recorded in Book 1815, Pages 512 and 513, Mesa County records, located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 25, Township 1 North, Range 2 West of the Ute Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 whence the Southwest corner of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 bears North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet for a basis of bearings, with all bearing contained herein relative thereto; thence North 89 degrees 53 minutes 01 seconds West, a distance of 1320.82 feet, along the South line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25; thence North 89 degrees 53 minutes 01 seconds West, a distance of 504.62, along the South line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25 feet to the POINT OF BEGINNING; thence South 22 degrees 27 minutes 47 seconds West, a distance of 271.95 feet; thence South 20 degrees 46 minutes 01 seconds West, a distance of 146.58 feet; thence North 00 degrees 00 minutes 52 seconds East, a distance of 56.43 feet; thence North 20 degrees 46 minutes 01 seconds East, a distance of 94.28 feet; thence North 22 degrees 27 minutes 38 seconds East, a distance of 263.85 feet; thence South 89 degrees 53 minutes 01 seconds East, a distance of 21.64 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.178 Acres, 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. The interest conveyed is an easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

3. Grantor hereby covenants with Grantee he has good title to the herein described 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 1<sup>st</sup> day of December, 2009.

Glen R. Younger  
Glen R. Younger

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2009 by Glen R. Younger.

My commission expires: 05/08/2013

Witness me in my official seal.

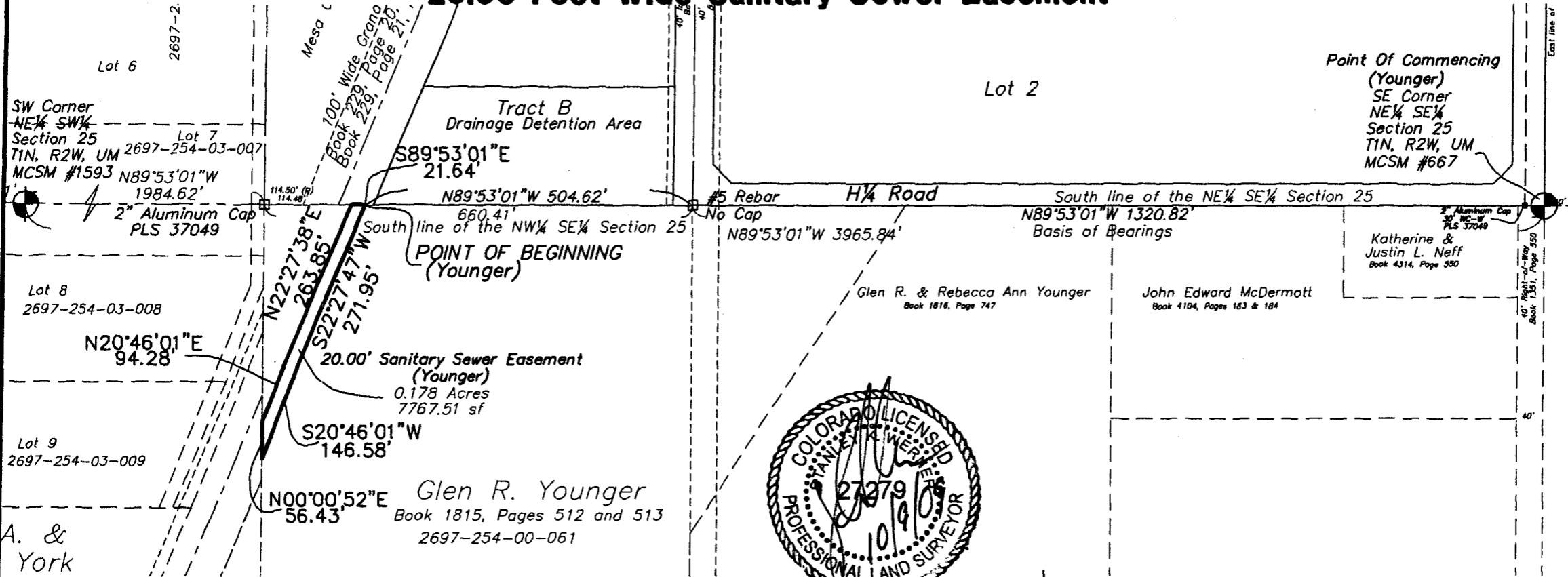


My Commission Expires 05/08/2013

Nicoletta Moschetti Michels  
Notary Public

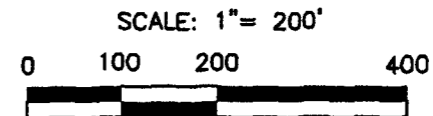
# EXHIBIT A

## 20.00 Foot Wide Sanitary Sewer Easement



### LEGEND

	ALIQUOT SURVEY MARKER, AS NOTED	%	PERCENT SYMBOL
	FOUND REBAR, AS NOTED	&	AND SYMBOL
	DELTA ANGLE OF ARC	PLS	PROFESSIONAL LAND SURVEYOR
	RADIUS OF ARC	No.	NUMBER
	LENGTH OF ARC	±	MORE OR LESS
	CHORD DISTANCE OF ARC	°	DEGREES (ANGULAR)
	CHORD BEARING OF ARC	'	MINUTES (ANGULAR) OR FEET (LINEAR)
	EQUAL SYMBOL	"	SECONDS (ANGULAR) OR INCHES (LINEAR)
		MCSM	MESA COUNTY SURVEY MARKER
		BLM	BUREAU OF LAND MANAGEMENT



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DATE: October, 2009	smg	rsk	skw	1	1