

ZIP00SNM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: SANITARY SEWER FACILITIES

NAME OF PROPERTY OWNER OR GRANTOR: MARK A. ZIPSE AND SHEILA E. ZIPSE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2524 SNOWMASS COURT,
LOT 21, BLOCK 2 OF HEATHRIDGE ESTATES

PARCEL NO.: 2945-222-05-021

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1973322 11/20/00 0237PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF SANITARY SEWER EASEMENT

MARK A. ZIPSE and SHEILA E. ZIPSE, Grantors, for and in consideration of the sum One Dollar (\$1.00), 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:

A permanent easement located in the Southwest 1/4 of the Northwest 1/4 of Section 22 in Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being a portion of Lot 21 of Block 2, Heatheridge Estates, as recorded in Plat Book 11 at Page 177 in the office of the Mesa County Clerk and Recorder, said easement being more particularly described as follows:

Commencing at the Mesa County Brass Cap set for the Southeast corner of the West 1/2 of the Northwest 1/4 of said Section 22, said Brass Cap also being the Southeast corner of said Lot 21; thence along the Southwesterly boundary line of said Lot 21, N 43°07'10" W a distance of 28.95 feet to a point on the Westerly line of an existing Utility, Drainage & Irrigation easement as dedicated with the plat of said Heatheridge Estates; thence N 00°35'03" E along the Westerly line of said existing easement a distance of 5.35 feet to the Point of Beginning; Thence leaving the Westerly line of said existing easement, N 42°59'10" W a distance of 159.53 feet to a point on the Southeasterly line of an existing Utility, Drainage & Irrigation easement as dedicated with the plat of said Heatheridge Estates; Thence along the Southeasterly line of said existing easement, 11.84 feet along the arc of a curve concave to the Northwest, having a radius of 70.00 feet, a central angle of 09°41'33", and a long chord bearing N 38°43'43" E a distance of 11.83 feet; Thence leaving the Southeasterly line of said existing easement, S 43°16'57" E a distance of 148.16 feet to a point on the Westerly line of an existing Utility, Drainage & Irrigation easement as dedicated with the plat of said Heatheridge Estates; Thence S 00°35'03" W along the Westerly line of said existing easement a distance of 18.05 feet to the Point of Beginning.

Exhibit "A" attached hereto and incorporated herein by reference depicts the location of the above described easement.

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.

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 20th day of November, 2000.

Mark A. Zipse
Mark A. Zipse

Sheila E. Zipse
Sheila E. Zipse

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of November, 2000, by Mark A. Zipse and Sheila E. Zipse.

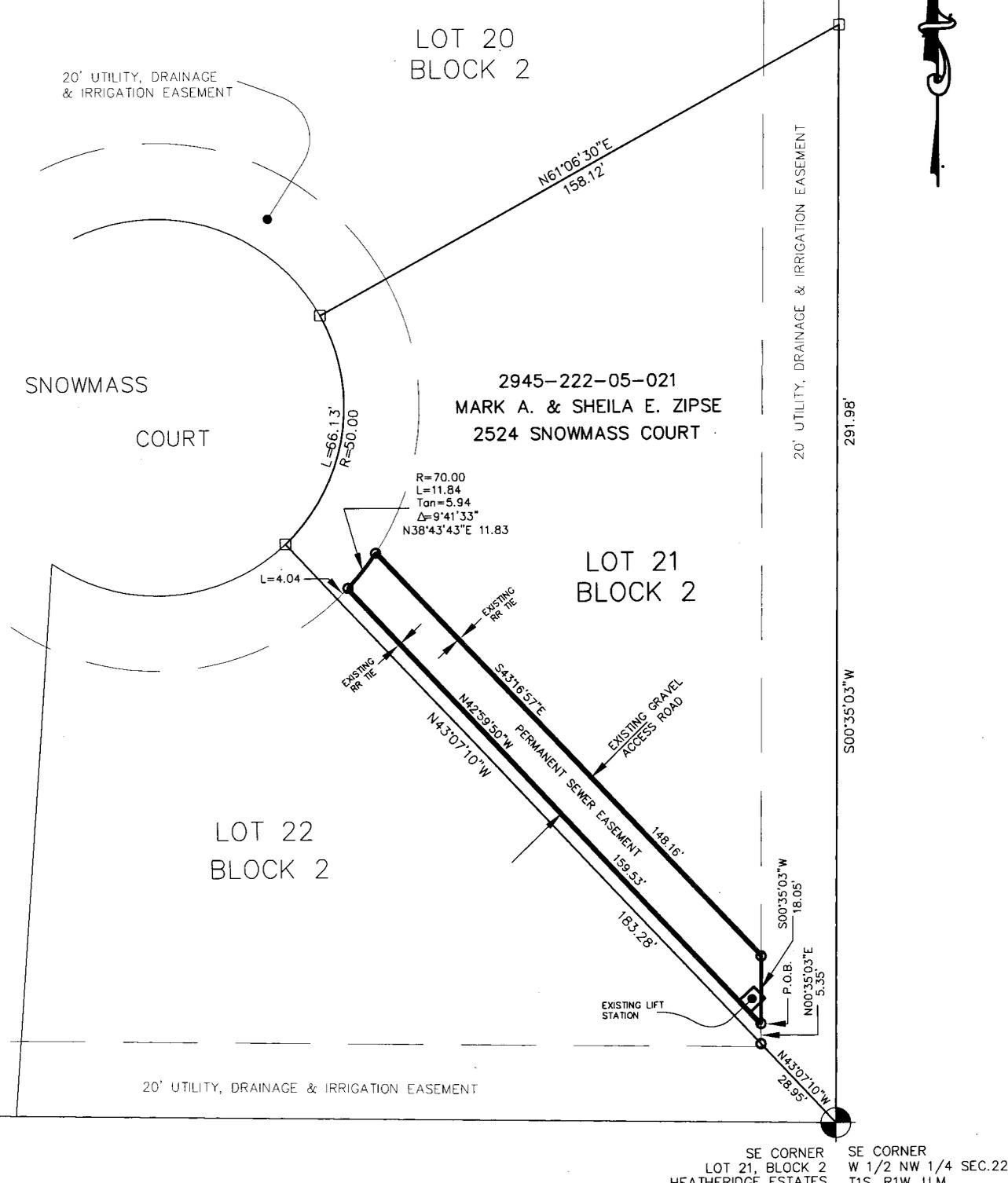
My commission expires: 3/12/01
Witness my hand and official seal.

Carrie A. Martindale
Notary Public



EXHIBIT "A"

HEATHERIDGE
ESTATES



DRAWN BY: SRP
DATE: 11-14-2000
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: ZIPSE.DWG

RIGHT-OF-WAY DESCRIPTION MAP

SANITARY SEWER EASEMENT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION