

## GRANT OF SANITARY SEWER EASEMENT

**Martin O. and Stefanie A. Coleman, as Joint Tenants, Grantor**, whose mailing address is 620 West Orchard Avenue, Grand Junction, CO, 81501, 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 Easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenant facilities, on, along, over, under, through and across the following described parcel of land, to wit:

### -DESCRIPTION-

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SW 1/4 NE 1/4 of said Section 10 and assuming the South line of the SW 1/4 NE 1/4 of said Section 10 bears S 89°56'32" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°56'32" E along the South line of the SW 1/4 NE 1/4 of said Section 10, a distance of 982.55 feet; thence N 00°03'28" E, a distance of 20.00 feet to a point on the North right of way for West Orchard Avenue, as demonstrated by that instrument recorded with Reception Number 73129, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING, also being the beginning of a non-tangent curve, concave Southwesterly, whose long chord bears N 63°19'29" W with a long chord length of 26.14 feet; thence Northwesterly along the arc of said curve through a central of 06°17'45", an arc length of 26.15 feet to a point being the beginning of a 108.00 foot radius curve, concave Southwesterly, whose long chord bears N 67°43'04" W with a long chord length of 4.69 feet; thence N 51°23'48" W, a distance of 25.35 feet; thence N 38°36'12" E, a distance of 18.22 feet, more or less, to a point on the East line of the land described in Book 2101, Page 409, Public Records of Mesa County, Colorado; thence S 49°11'32" E, along said East line, a distance of 66.69 feet to a point on the North right of way for West Orchard Mesa; thence N 89°56'32" W, along said North right of way, a distance of 14.34 feet, more or less, to the Point of Beginning.

Said easement contains 891 square feet or 0.020 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 to enter upon said premises with 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 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.

2. Grantor hereby covenants with Grantee it has good title to the herein described 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 22nd day of JANUARY, 2016.

By: [Signature]  
Martin O. Coleman

By: [Signature]  
Stefanie A. Coleman

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 22nd day of January, 2016 by Martin O. Coleman and Stefanie A. Coleman, as Joint Tenants

My commission expires February 24, 2018

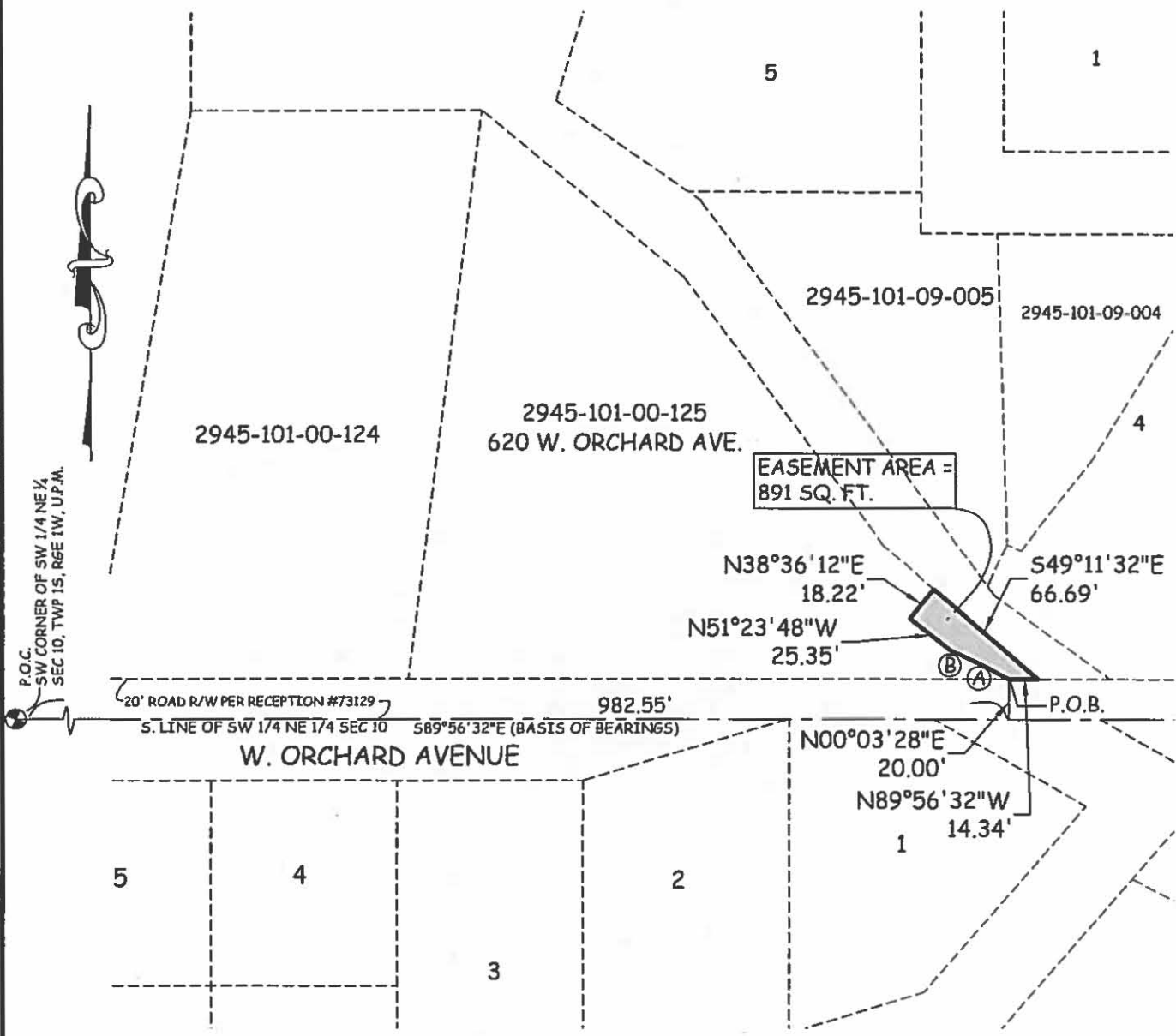
Witness my hand and official seal.

[Signature]  
Notary Public



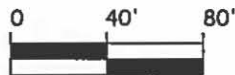
# EXHIBIT "A"

	A	B
RADIUS	238.00'	108.00'
DELTA ANGLE	06°17'45"	02°29'26"
ARC LENGTH	26.15'	4.69'
CHORD BEARING	N 63°19'29" W	N 67°43'04" W
CHORD LENGTH	26.14'	4.69'



**ABBREVIATIONS**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 80 ft.  
Lineal Units = U.S. Survey Foot

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 a means for establishing or verifying property boundary lines.

SHEET 3 OF 3

DRAWN BY: P.T.K.  
DATE: 01-07-2016  
SCALE: 1" = 80'  
APPR. BY: J.T.

SANITARY SEWER EASEMENT  
620 W. ORCHARD AVENUE  
MARTIN O. & STEFANIE A. COLEMAN  
2945-101-00-125



N:\CADD\PETERK\SURVEYS BY PTK\2015 SEWER REPLACEMENT