

2 PAGE DOCUMENT

### GRANT OF WATER LINE EASEMENT

**City of Grand Junction, a Colorado home rule municipality, Grantor**, whose address is 250 North 5th Street, Grand Junction, Colorado 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 **Thomas M. Berry, 9355 Kannah Creek Road, Whitewater, Co 81527, Grantee**, a Perpetual Easement for the use and benefit of Grantee, as a perpetual easement for the underground installation, operation, maintenance, repair and replacement of an underground potable water supply line, on, along, over, under, through and across the following described parcel of land, to wit:

A strip of land ten feet (10') wide being a portion of Tract No. 47 of the Re-survey of Section 33, Township 12 South, Range 87 West of the 6<sup>th</sup> P.M., being five feet (5') either side of the following described centerline:

Commencing at angle point No. 4 of Tract No. 46 (1908 GLO Brass Cap) with all bearings heron referenced to the East line of Tract No. 46 of N 00°02'00" W 2,630.11' between Angle Point No. 4 and Angle Point No. 5 (1908 GLO Brass Cap); thence 00°02'00" W 487.40 feet along said East Tract line to the Point of Beginning, the centerline of a ten foot (10') wide water line easement; thence along said centerline N 63°E 376.47 feet and thence N 24°48'13" W 52.19 feet, more or less, to the Southerly boundary of that parcel described in Book 1011, Page 433, the Point of Terminus.

Said easement contains 0.10 Acres, more or less, 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.

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.

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

Executed and delivered this 14<sup>th</sup> day of December, 2010.

ATTEST:

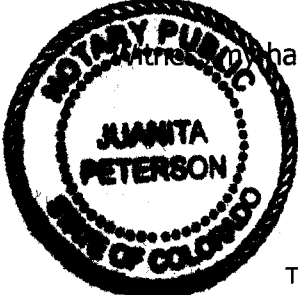
For the City of Grand Junction  
a Colorado home rule municipality

Stephanie Twin Deputy City Clerk      By: Laurie M. Kadrach City Manager

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2010, by Laurie M. Kadrach, City Manager for the City of Grand Junction and attested to by Stephanie Twin, ~~Deputy~~ City Clerk.

My commission expires 10-10-2013.



Witness my hand and official seal.

Juanita Peterson  
Notary Public

# EXHIBIT "A"

## SKETCH FOR DESCRIPTION

### BERRY WATER LINE EASEMENT

A PORTION OF TRACT NO. 47. RE-SURVEY OF  
SECTION 33. T12S R87W 6th PM  
MESA COUNTY, COLORADO



SCALE 1" = 60 FT  
0 20 40 60

- FOUND 1908 GLO BRASS CAP
- FOUND MON. 5 RB OR NOTED
- WIRE FENCE

PARCEL ID 2973-333-00-021  
BK 1011 PG 433  
OWNER: GENE P. & SUSAN ALEXANDER  
9444 KANNAH CREEK ROAD  
WHITWATER, CO 81527-9651

EXISTING  
PIPE ROAD  
CROSSING

1" IRON  
PIPE

POINT OF  
TERMINUS

N 24° 48' 13" W  
52.19' +/-

AP 5 TRACT 46  
AP 2 TRACT 47

N 0° 02' 00" W 2630.11' MEAS.  
BASIS OF BEARINGS

SECTION 33

N 69° 21' 20" W  
64.87' MEAS

S 63° 59' 35" W 1229.20' MEAS.  
284.58'

KANNAH CREEK COUNTY ROAD  
EDGE PAVEMENT

NO DEEDED RIGHT OF WAY OR  
EASEMENT FOUND FOR KANNAH  
CREEK COUNTY ROAD IN TRACT 47

**10' WIDE WATER LINE EASEMENT**  
0.10 ACRES +/-

#### GRANTOR

PARCEL ID 2973-333-00-944  
(NO POSTED ADDRESS)

OWNER: CITY OF GRAND JUNCTION  
250 N. 5th STREET  
GRAND JUNCTION, CO



SIGNED: DAVID W. McBRIDE  
PLS 16129

**GRAND VALLEY SURVEYING LLC**  
WHITWATER CO 970-210-2690  
dave.grandvalley@gmail.com

REV. 11-5-2010 | JOB BERRY-SKETCH

#### GRANTEE

PARCEL ID 2973-324-00-044  
OWNER: THOMAS M. BERRY  
9355 KANNAH CREEK ROAD  
WHITWATER CO 81527-9606

TRACT NO. 47

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT

AP 4 TRACT 46  
Horz. Control Point

BK 2772  
PG 940  
492.97'

N 0° 02' 00" W 487.40'

S 0° 02' 00" E

BK 1544  
PG 456

N 69° 21' 20" W  
64.87' MEAS

N 63° 59' 10" E  
376.47'