

GRANT OF DRAINAGE EASEMENT

Darin Carei, Grantor, whose mailing address is 1111 S 7th Street, Grand Junction, CO 81501, owner of that certain lot of land, Lot 18 Horizon Glen Subdivision as Amended, located in Mesa County, Colorado, as evidenced by a Quit Claim Deed recorded at Reception No. 2964448, Public Records of Mesa County, Colorado 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 N. 5th Street, Grand Junction, CO 81501, a Perpetual Drainage Easement for the use and benefit of Grantee and for the use and benefit of the Public, as approved by Grantee, as a perpetual drainage easement for drainage and the installation, operation, maintenance and repair of drainage facilities and appurtenances, on, along, over, under, through and across Lot 18 Horizon Glen Subdivision as Amended, in the City of Grand Junction, County of Mesa State of Colorado, more particularly described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this 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.

The interest conveyed is an easement for the purposes and uses and upon the terms stated herein. Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree, or other landscaping, other than the usual and customary grasses and other ground cover. In the event such obstacles are installed in the Easement, the City has the right to require the Grantor to remove such obstacles from the Easement at Grantor's cost. If Grantor does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

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 21 day of MARCH, 202~~1~~².

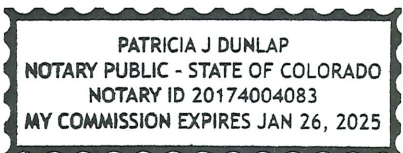
GRANTOR:

Darin Carei
Darin Carei

State of Colorado)
) ss.
County of Mesa)

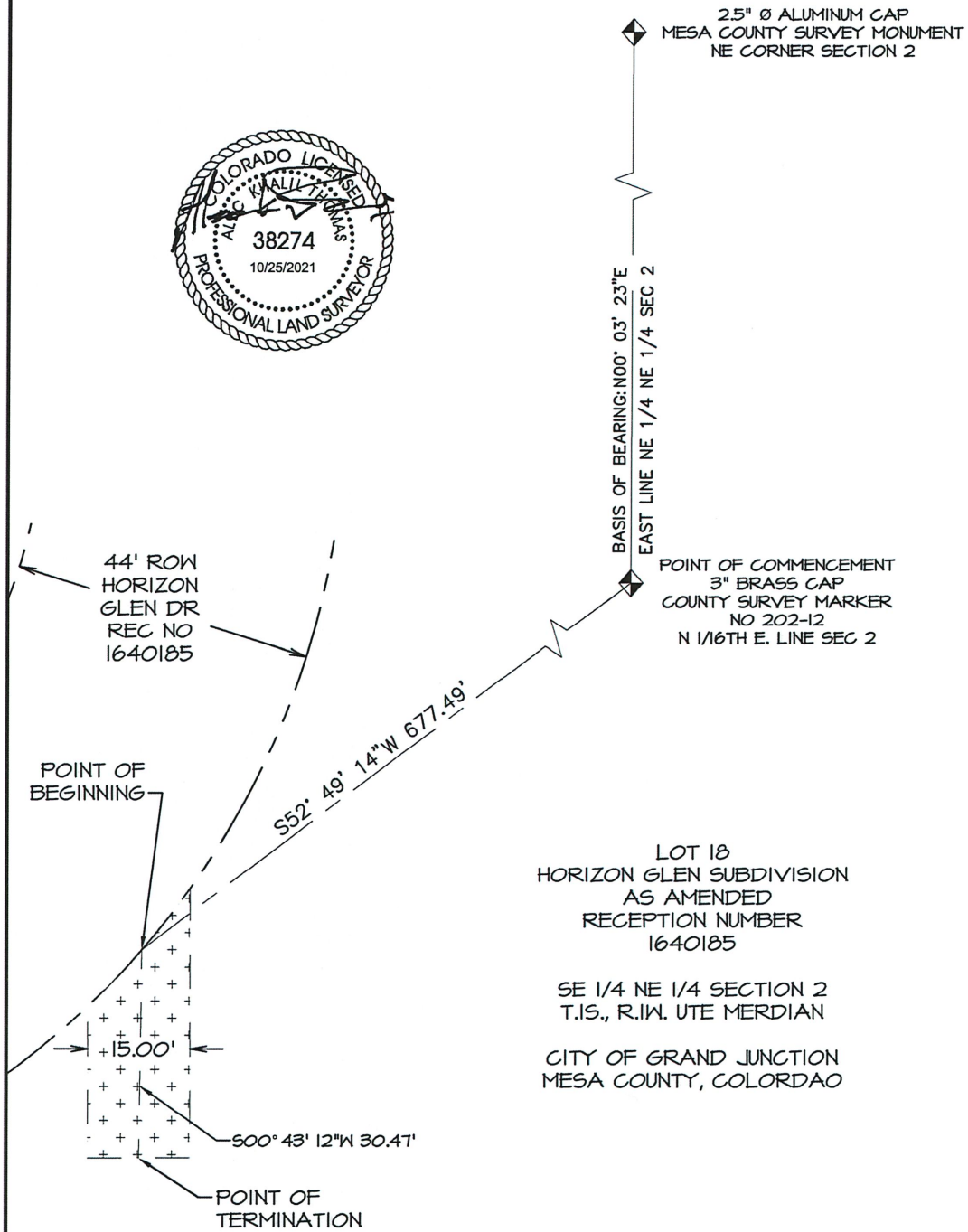
The foregoing instrument was acknowledged before me this 21 day of March, ~~2021~~_{2022 PD}, by Darin Carei.

My commission expires Jan. 26, 2025.
Witness my hand and official seal.



Patricia Dunlap
Notary Public

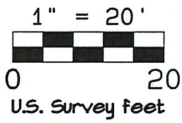
EXHIBIT B



LOT 18
HORIZON GLEN SUBDIVISION
AS AMENDED
RECEPTION NUMBER
1640185

SE 1/4 NE 1/4 SECTION 2
T.1S., R.1W. UTE MERIDIAN

CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

	215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 Phone: 970.241.4722 Fax: 970.241.8841 www.rccwest.com
	Drawn: BDM Checked: AKT 10/22/21 Job No. 1071- 014
	1071-014 drainage easement.dwg

SHEET 3 OF 3

PROJECTS 1071-020

EXHIBIT A

A fifteen foot (15') wide easement across the parcel of land known as Lot 18 of Horizon Glen Subdivision As Amended as recorded at Reception Number 1640185, City of Grand Junction, County of Mesa, State of Colorado, situated in the southeast quarter of the northeast quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, said easement lying seven and a half feet (7.5') on each side of the following described centerline:

Commencing as the north 1/16 corner on the east line of said Section 2, being a 3" brass cap marked "COUNTY SURVEY MARKER NO 202-12," whence the northeast corner of said Section 2, being a 2.5" aluminum cap marked "MESA COUNTY SURVEY MONUMENT," bears North 00°03'23" East, with all bearings contained herein relative thereto;

Thence, South 52°49'14" West a distance of 677.49 feet to a point on the southeasterly right-of-way line of Horizon Glen Drive as recorded at reception number 1640185 and the POINT OF BEGINNING;

Thence South 00°43'12" West, a distance of 30.47 feet to the POINT OF TERMINATION.

The sidelines of said easement shall be shortened or extended to terminate at the intersecting property and right-of-way lines.

Containing 454 Sq. feet (0.010 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.