

GRANT OF STORM DRAINAGE EASEMENT

ALBERTO IBARRA AND JOSEFINA IBARRA, Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), 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 Storm Drainage Easement ("Easement") for the use and benefit of Grantee to include the installation, operation, maintenance and repair of storm drainage facilities and associated appurtenances, which may include but are not limited to, storm sewer lines, inlets, manholes and associated grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Easement that is the subject of this instrument.

Part of Mesa County Assessor Parcel No.: 2945-154-28-021

TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees forever, together with the right to enter upon said premises with workers and equipment to survey, construct, maintain, operate, repair, replace, upsize, 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 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. Grantor shall not install within the Easement, or permit the installation within the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other groundcover without the prior written consent of Grantee. In the event such obstacles are installed in the Easement, Grantee has the right to require Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the obstacles, Grantee shall not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that Grantor has good title to the herein described premises; that Grantor has good and lawful right to grant this Easement; that Grantor shall warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

(INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW)

Executed and delivered this 22 day of May, 2023.

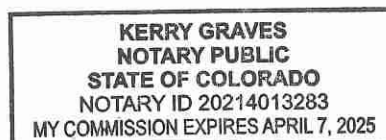
By: Alberto Ibarra By: Deceased
Alberto Ibarra Josefina Ibarra

State of Colorado)
) ss.
County of Nasa)

The foregoing instrument was acknowledged before me this 20th day of May, 2023,
by Alberto Cebalra as _____ of _____

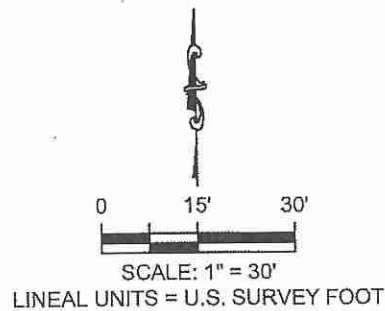
Witness my hand and official seal.

My Commission Expires: 4/7/2025



Kerry Kraus
Notary Public

\\Publicworks-wfs\vol_pva\pva\Eng\Proj\F000208 (Alley Improvement Districts)\ST-22 Crawford Rockaway Alley\BROW Acquisition\Parcel 6 Drainage Easement RBP 3-13-23.dwg - PLOTTED 2023-03-14



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

E1/16
SEC.15
T1S R1W
P.O.C.

E1/16
SEC.22
T1S R1W

ROCKAWAY AVENUE 60' ROW, RECEPTION NO. 12383

2945-154-28-021
DRAINAGE EASEMENT TO THE CITY OF GRAND JUNCTION

PLAT OF AMENDED SURVEY
JOSEPH A.K. CRAWFORD AND
THOMAS B. CRAWFORD
SUB-DIVISION
RECEPTION NO. 12383

2945-154-28-042
TEVIN FREITAS
526 ROCKAWAY AVE.
REC. NO. 2891379
LOTS 43 & 44

2945-154-28-021
538 ROCKAWAY AVE.
ALBERTO &
JOSEFINA IBARRA
REC. NO. 2241648
LOTS 45, 46, 47 & 48

EASEMENT AREA
342 SQUARE FEET
0.01 ACRES

HALE AVENUE, 30', ROAD BOOK PETITION RECEPTION NO. 788

SOUTH LINE
SE1/4 SE1/4, SECTION 15,
(BASIS OF BEARINGS)
S89°56'44" E 1313.14'

(10') ALLEY R.O.W.
REC. NO. 2498454

CALLE OLVIDADA
SUBDIVISION
REC. NO. 2498454

2945-154-47-005
529 CRAWFORD AVE.
DEREK EVAN WILLIAMS
REC. NO. 2409904
LOT 5

2945-154-28-047
535 CRAWFORD AVE.
DEREK EVAN WILLIAMS &
TRACY MICHELLE
DIGESUALDO
REC. NO. 2742213
LOTS 4 & 5

2945-154-28-046
REONA J. BELTRAN
310 HALE AVE.
REC. NO. 2720985
LOTS 1, 2 & 3

CRAWFORD AVENUE 40' ROW, RECEPTION NO. 12383

SE COR.
SEC.15
T1S R1W

NE COR.
SEC.22
T1S R1W

ABBREVIATIONS			
P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MJH / WC
DATE: 03-10-2023
REVIEWED BY: RBP
APPROVED BY: RBP
SCALE: 1" = 30'

Portion of 2945-154-28-021
Located in a part of the SE ¼ SE ¼
Section 15, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F000208

\\Publicworks-wfa\vol_pw\Draw\Eng\Proj\F000208 (Alley Improvement Districts)\ST-22 Crawford Rockaway Alley\BSROW Acquisition\Parcel 6 Drainage Easement RBP 3-13-23.dwg - PLOTTED 2023-03-14

LEGAL DESCRIPTION

2945-154-28-021

DRAINAGE EASEMENT TO CITY OF GRAND JUNCTION

An Easement being a portion of the Parcel of land as described in Reception Number 2241648 said Parcel of Land being Lots 45, 46, 47 and 48, Block 2, PLAT OF Amended Survey Joseph A.K. Crawford and Thomas B. Crawford SUB-DIVISION same as recorded at Reception Number 12383, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The South Six (6) feet of the East 57.00 feet of said Reception Number 2241648 also being the South Six (6) feet of the East 57.00 feet of said Lot 48.

Said Easement of land CONTAINING 342 Square Feet or 0.01 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



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DRAWN BY: R.B.P.
DATE: 03-13-2023
REVIEWED BY: RBP
APPROVED BY: RBP
SCALE: N/A

Portion of 2945-154-28-021
Located in a part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 15, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
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PROJECT NO. F000208