

BNK99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DARLA M. BANKERT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: IRRIGATION AND DRAINAGE
EASEMENT - EAST SIDE OF 27 1/2 ROAD BETWEEN PATTERSON ROAD AND G ROAD - 640
27 1/2 ROAD, PARCEL NO. 2945-014-01-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF IRRIGATION AND DRAINAGE EASEMENT

Darla M. Bankert, Grantor, for and in consideration of the sum of One Hundred Seventy One and 17/100 Dollars (\$171.17), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, for the use of Grantee and for the use of the Grand Valley Water Users' Association, its successors and assigns, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of irrigation and drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Northwest Corner of Lot 1, Block 9 of The Knolls Subdivision, Filing 2, situate in the Northwest 1/4 of the Southeast 1/4 (NW 1/4 SE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorder in Plat Book 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, and considering the West line of the NW 1/4 SE 1/4 of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence S 89°51'29" E along the North boundary line of said Lot 1 a distance of 13.00 feet; thence leaving the North boundary line of said Lot 1, S 00°02'18" W a distance of 208.31 feet to the True Point of Beginning;
thence N 75°39'48" E a distance of 34.02 feet;
thence S 12°09'30" E a distance of 10.00 feet;
thence S 75°39'48" W a distance of 36.20 feet;
thence N 00°02'18" E a distance of 10.32 feet to the Point of Beginning,
containing 351.11 square feet 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 of ingress and egress for 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 utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantor shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she 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 10 day of March, 1999.

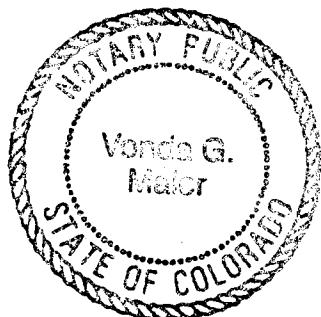
Darla M Bankert
Darla M. Bankert

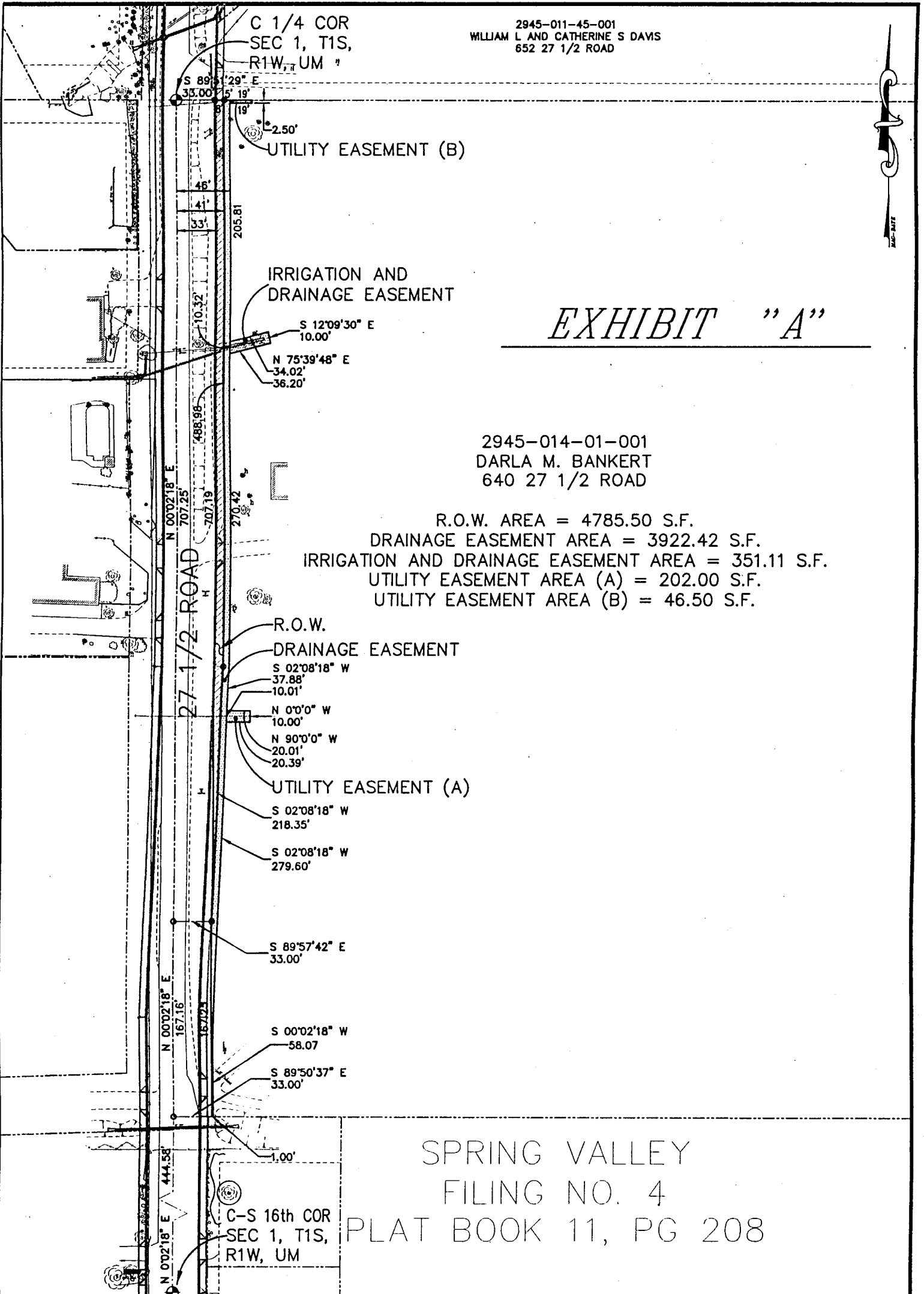
State of Colorado)
)ss.
County of Boulder)

The foregoing instrument was acknowledged before me this 10 day of March, 1999,
by Darla M. Bankert.

My commission expires: My Commission expires June 17, 2002
Witness my hand and official seal.

Vonda G. Maior
Notary Public





2945-011-45-001
 WILLIAM L AND CATHERINE S DAVS
 652 27 1/2 ROAD

EXHIBIT "A"

2945-014-01-001
 DARLA M. BANKERT
 640 27 1/2 ROAD

R.O.W. AREA = 4785.50 S.F.
 DRAINAGE EASEMENT AREA = 3922.42 S.F.
 IRRIGATION AND DRAINAGE EASEMENT AREA = 351.11 S.F.
 UTILITY EASEMENT AREA (A) = 202.00 S.F.
 UTILITY EASEMENT AREA (B) = 46.50 S.F.

SPRING VALLEY
 FILING NO. 4
 PLAT BOOK 11, PG 208

DRAWN BY: JCS
 DATE: 1-19-99
 SCALE: 1" = 100'
 APPR. BY: TW
 FILE NO: Q14Q1001.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO G ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION