

BOY04GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF CONTRACTOR: WILLIAM C BOYDSTUN AND DIANA L BOYDSTUN

SUBJECT/PROJECT: A RIGHT-OF-WAY FOR 24 ½ ROAD AND G ROAD
FOR DRAINAGE EASEMENT PURPOSES, 2454 G ROAD

TAX PARCEL #: 2701-334-13-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

When recorded return to:

City of Grand Junction
 Real Estate Division
 250 North 5th Street
 Grand Junction, CO 81501

2203256 BK 3699 PG 996-998

07/21/2004 10:47 AM

Janice Ward CLK&REC Mesa County, CO

RecFee \$15.00 SurChg \$1.00

DocFee EXEMPT

GRANT OF DRAINAGE EASEMENT

William C. Boydston and Diana L. Boydston, Joint Tenants, Grantors, for and in consideration of the sum of Thirty-One and 25/100 Dollars (\$31.25), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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, a Perpetual Drainage Easement for the installation, operation, maintenance, repair and replacement of storm water drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for Drainage Easement purposes lying in the Southeast Quarter (SE 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of Lot One, Plat of Boydston Minor Subdivision, as same is recorded in Plat Book 13, Page 455, Public Records of Mesa County, Colorado, being more particularly described as follows:

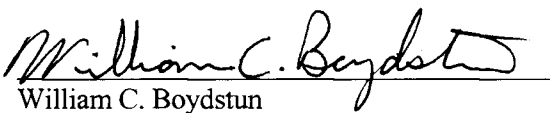
COMMENCING at the Southwest corner of said Lot One, Plat of Boydston Minor Subdivision, and assuming the West line of said Lot One bears N 00°03'12" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'12" W along the West line of said Lot One, a distance of 30.29 feet; thence N 89°56'48" E, a distance of 19.89 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 40°37'05" E, a distance of 10.00 feet; thence S 49°22'55" W, a distance of 5.00 feet; thence N 40°37'05" W, a distance of 10.00 feet; thence N 49°22'55" E, a distance of 5.00 feet, more or less, to the Point of Beginning.

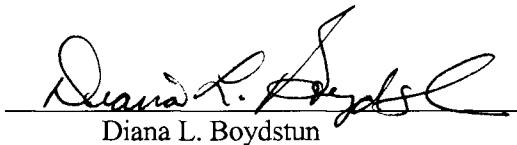
CONTAINING 50.00 Square Feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors 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 Grantors hereby covenant with Grantee that the Easement area 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 area.
2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said storm water drainage facilities shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 19 day of July, 2004.

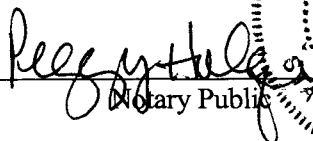

 William C. Boydston


 Diana L. Boydston

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of July,
2004, by William C. Boydston and Diana L. Boydston.

My commission expires 3-3-05.
Witness my hand and official seal.



Notary Public

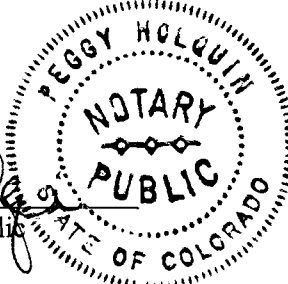
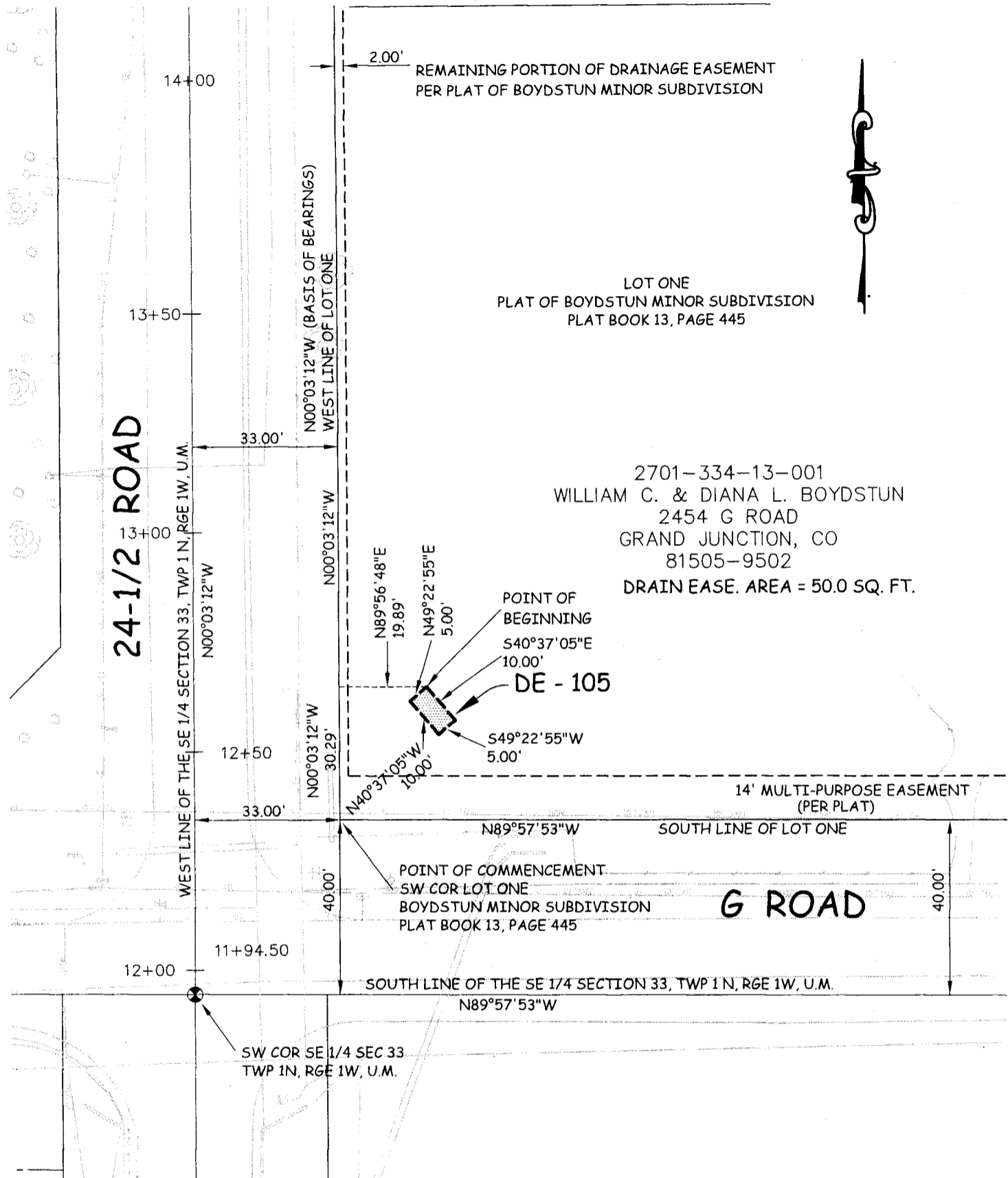


EXHIBIT "A"



LOT ONE
 PLAT OF BOYDSTUN MINOR SUBDIVISION
 PLAT BOOK 13, PAGE 445

2701-334-13-001
 WILLIAM C. & DIANA L. BOYDSTUN
 2454 G ROAD
 GRAND JUNCTION, CO
 81505-9502
 DRAIN EASE. AREA = 50.0 SQ. FT.



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.

DRAWN BY: P.T.K.
 DATE: 11-07-2003
 SCALE: 1" = 30'
 APPR. BY: TW

24-1/2 RD AND G ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2701-334-13-001

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
CITY OF GRAND JUNCTION