

BRG92GLD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ANN D. BORGMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: DRAINAGE
EASEMENT IN LOT 5 OF GOLDEN ESTATES SUBDIVISION OF LOT 61
POMONA PARK SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF DRAINAGE EASEMENT

1743339 0855AM 01/23/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

KNOW ALL MEAN BY THESE PRESENTS, that DONALD J. BORGMAN and ANN D. BORGMAN, Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the CITY OF GRAND JUNCTION, a Colorado home rule municipality, Grantee, its successors and assigns forever, a PERPETUAL EASEMENT for DRAINAGE PURPOSES, together with the right of ingress and egress, on, along, over, under, through and across the following described parcel of land, to wit:

The East 15.0 feet of the South 190.0 feet of Lot 5 of Golden Estates Subdivision of Lot 61, Pomona Park Subdivision in Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as depicted in Exhibit A attached hereto and incorporated herein by reference.

Grantors reserve the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted; Grantee shall conduct its activities in a reasonable and prudent manner so as to not limit the joint use of the easement area by Grantors and Grantee.

Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by erecting or placing any improvements thereon which might prevent reasonable access to and across the easement area.

Grantors further hereby covenant with Grantee they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 1st day of June, 1992
[Signature] Ann D. Borgman
Donald J. Borgman Ann D. Borgman

STATE OF COLORADO)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of June, 1992, by Donald J. Borman and Ann D. Borgman.

My commission expires 12/30/93
Witness my hand and official seal.



Anna L. Mayes
Notary Public
345842 G Rd
Clifton, Colo 81520

N



EXHIBIT A

$\Delta = 67^\circ 9' 30''$
 $R = 200.00'$
 $L = 234.43'$
 $T = 132.77'$
 $C = 221.24'$
 $CB = S 33^\circ 25' 15'' W$

FOUNTAINHEAD BOULEVARD

OPEN SPACE AND UTILITY EASEMENT

SCALE: 1" = 50'

FUTURE EXTENSION OF 24" ϕ RCP STORM SEWER

Lot 5
GOLDEN MEADOWS
ESTATES SUB.

STA. 0+69.0, LT.
 DOUBLE STORM INLET
 GRATE EL. 84.68
 TOP/BOX EL. 84.18
 E. INV. EL. 81.73
 W. INV. EL. 81.53

STA. 0+69.0, 32.0 LT.
 STORM SEWER MANHOLE
 RIM EL. 85.60
 E. INV. EL. 81.60
 CTR. INV. EL. 80.50

29 L.F. 12" ϕ PVC

10" ϕ PVC

EXISTING
 DRAINAGE MANHOLE
 RIM EL. 84.9
 W. INV. EL. 78.3
 CTR. INV. EL. 75.5
 N. INV. EL. 79.5

FUTURE EXTENSION OF 24" ϕ RCP STORM SEWER

EXISTING 15" ϕ RCP DRAINAGE TILE

15' DRAINAGE EASEMENT

M. 0E .60 .00 N

1+00

33'

18" ϕ RCP

5.5'

00+00

00+00

00+00

00+00

00+00

00+00

00+00

00+00

PC = 1+91.01

PI = 1+75.52

0+00

1+00

2+00

3+00

4+00

5+00

6+00

7+00

8+00

9+00

10+00

11+00

12+00

13+00

14+00

15+00

16+00

17+00

18+00

19+00

20+00

21+00

22+00

23+00

24+00

25+00

26+00

27+00

EAST HARBOR CIRCLE

STA. 0+69.0, RT.
 DOUBLE STORM INLET
 GRATE EL. 84.68
 TOP/BOX EL. 84.18
 INV. EL. 82.00

4' CONCRETE WALKWAY

STREET SIGN

BOOK 2201 PAGE 806

"G" Road

LEACH CREEK

