

CSE04MAI

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: COLORADO STATE EMPLOYEES  
CREDIT UNION

PURPOSE: PERPETUAL EASEMENT FOR THE INSTALLATION,  
OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STORM  
WATER DRAINAGE FACILITES

ADDRESS: 2<sup>ND</sup> STREET AND MAIN STREET, 3<sup>RD</sup> STREET  
AND MAIN STREET

PARCEL#: 2945-143-14-018 (PARCEL FOR 202 MAIN  
STREET

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 5<sup>th</sup> Street  
Grand Junction, CO 81501

2173596 BK 3575 PG 103-105  
01/23/2004 01:47 PM  
Janice Ward CLK&REC Mesa County- CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF STORM SEWER EASEMENT**

Colorado State Employees Credit Union, a Colorado Corporation, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, a Perpetual 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 perpetual easement in the SW1/4 of Section 14, Township One South, Range One West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado, said easement being described as follows:

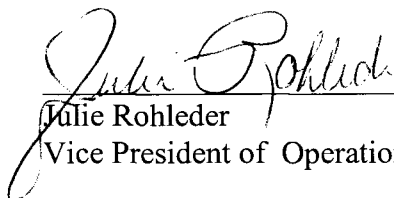
The west fifteen feet of Lot 6 in Block 101, City of Grand Junction, TOGETHER WITH all of that part of a vacated alley lying between the west fifteen feet of said Lot 6 and the west fifteen feet of Lot 27 of said Block 101 containing 2,189.7 square feet as described herein and as depicted on **Exhibit "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. 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 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. Grantor hereby covenants with Grantee it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; 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 20<sup>th</sup> day of January, 2004.

Colorado State Employees Credit Union,  
a Colorado Corporation

  
Julie Rohleder  
Vice President of Operations

The foregoing legal description was prepared by Rick Mason, 405 Ridges Blvd. Suite A, Grand Junction, Colorado 81503

State of Colorado     )  
                                  )ss.  
County of Denver     )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of January, 2004, by Julie Rohleder, Vice President of Operations, Colorado State Employees Credit Union, a Colorado Corporation.

My commission expires: May 11, 2004.  
Witness my hand and official seal.

JANET L. WATSON  
Notary Public  
State of Colorado

Janet L. Watson  
Notary Public

