

CSE09MAN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (STORM SEWER)
NAME OF PROPERTY OWNER OR GRANTOR:	COLORADO STATE EMPLOYEES CREDIT UNION
PURPOSE:	STORM SEWER EASEMENT – HISTORIC, EXISTING AND USED
ADDRESS:	202 MAIN STREET
TAX PARCEL NO.:	2945-143-14-018
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**GRANT OF STORM SEWER EASEMENT  
Historic, existing and used**

**Colorado State Employees Credit Union, a Colorado Corporation, d/b/a Credit Union of Colorado, Grantor**, 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 historic, existing and used Perpetual Easement for the installation, operation, maintenance, repair and replacement of stormwater and stormwater drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land located in the Southwest Quarter (SW1/4) of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of that parcel of land, as same is recorded in Book 1638, Page 625 in the office of the Mesa County Clerk and Recorder, and considering the North line of Main Street to bear N89°56'11"W, with all bearings herein being relative thereto; thence N89°55'59"W, along the said North line of said parcel, a distance of 0.85 feet to the POINT OF BEGINNING; thence S00°30'07"W a distance of 71.43 feet; thence N76°35'45"W a distance of 20.52 feet; thence N00°30'07"E, a distance of 66.70 feet to the North line of said parcel; thence S89°55'59"E, along the North line of said parcel, a distance of 20.00 feet, more or less, to the point of beginning.

Containing 1,381 square feet, more or less, as described herein all of which is located within the historical, existing and used easement 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.

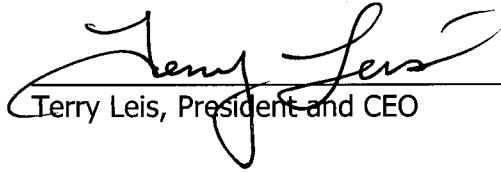
1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said storm water facilities shall be performed with due care using commonly accepted standards and techniques without cost to Grantor.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that 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 14<sup>th</sup> day of December, 2009.

Colorado State Employees Credit Union,  
a Colorado Corporation d/b/a  
Credit Union of Colorado

  
Terry Leis, President and CEO


State of Colorado    )  
                                  )ss.  
County of Denver    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2009, by Terry Leis, President and CEO for Colorado State Employees Credit Union, a Colorado Corporation d/b/a Credit Union of Colorado.

My commission expires 03-03-13.



Witness my hand and official seal.

  
Notary Public

# EXHIBIT "A"

ALLEY (20' RIGHT OF WAY)

NORTH LINE  
BOOK 1638, PAGE 625

S89°55'59"E, 20.00'  
N89°55'59"W, 0.85'

P.O.B.

P.O.C. NORTHEAST CORNER  
BOOK 1638, PAGE 625

N00°30'07"E  
66.70'

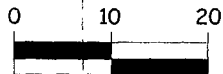
S00°30'07"W  
71.43'

20.00'

N76°35'45"W  
20.52'

2945-143-14-013

EAST LINE BOOK 1638, PAGE 625



1 inch = 20 ft.

Lineal Units = U.S. Survey Foot

2945-143-14-018  
COLORADO STATE EMPLOYEES  
CREDIT UNION  
P.O. BOX 18655  
DENVER, CO 80218

202 MAIN STREET

BOOK 1638, PAGE 625

HISTORIC AND USED  
STORM SEWER EASEMENT  
AREA = 1,381 SQUARE FEET

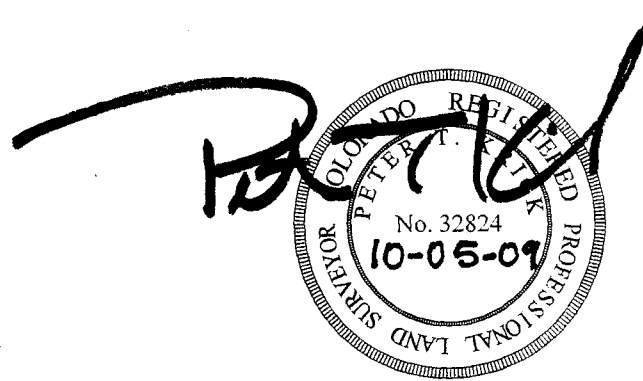
NORTH LINE MAIN STREET  
BASIS OF BEARINGS (N89°56'11"W)

### ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE  
U.M. UTE MERIDIAN

MAIN STREET

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: MG  
DATE: 10/2/2009  
SCALE: 1" = 20'  
APPR. BY: PTK

COLORADO STATE EMPLOYEES CREDIT UNION  
HISTORIC & USED STORM SEWER EASEMENT

2945-143-14-018

CITY OF  
**Grand Junction**  
COLORADO