

CSE09MNS

|                                       |  |
|---------------------------------------|--|
| TYPE OF RECORD:                       | PERMANENT                                |
| CATEGORY OF RECORD:                   | EASEMENT (STORM SEWER)                   |
| NAME OF PROPERTY<br>OWNER OR GRANTOR: | COLORADO STATE EMPLOYEES CREDIT<br>UNION |
| PURPOSE:                              | STORM SEWER EASEMENT                     |
| 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

**Colorado State Employees Credit Union, a Colorado Corporation, d/b/a Credit Union of Colorado, Grantor**, for and in consideration of the sum of Eleven Thousand Four Hundred Twenty-One and 00/100 Dollars (\$11,421.00) 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 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 Southeast 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°56'11"W, along the said North line of Main Street, a distance of 28.38 feet to the POINT OF BEGINNING; thence N89°56'11"W, along said North line of Main Street, a distance of 22.30 feet; thence N26°18'23"E a distance of 66.07 feet; thence S76°35'45"E, a distance 20.52 feet; thence S26°18'23"W a distance of 60.79 feet, more or less, to the point of beginning.

Containing 1,269 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.

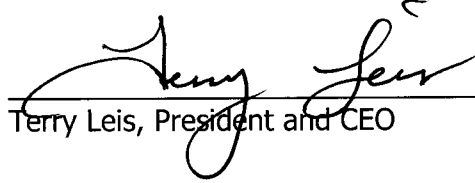
1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the 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

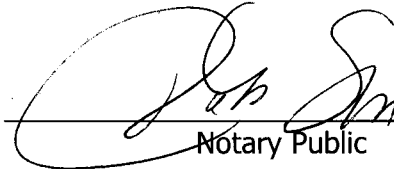
State of Colorado     )  
                                  )ss.  
County of Denver     )

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)

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

202 MAIN STREET

BOOK 1638, PAGE 625

STORM SEWER EASEMENT  
 AREA = 1,269 SQUARE FEET

NORTH LINE  
 BOOK 1638, PAGE 625

EAST LINE BOOK 1638, PAGE 625

2945-143-14-013

S76°35'45"E, 20.52'

20.00'

N26°18'23"E, 66.07'

S26°18'23"W, 60.79'

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

N89°56'11"W, 22.30'

N89°56'11"W, 28.38'

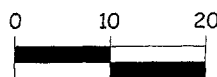
P.O.B.

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

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

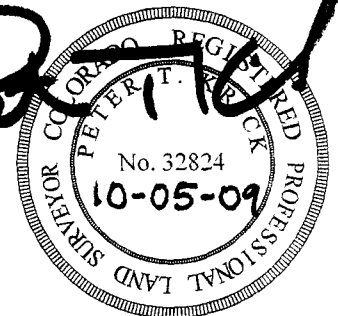
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 20 ft.

Lineal Units = U.S. Survey Foot

MAIN STREET



DRAWN BY: MG  
 DATE: 10/5/2009  
 SCALE: 1" = 20'  
 APPR. BY: PTK

COLORADO STATE EMPLOYEES CREDIT UNION  
 STORM SEWER EASEMENT  
 2945-143-14-018

