

CUR09BCS

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (STORM DRAINAGE)
NAME OF PROPERTY OWNER OR GRANTOR:	CHARLES E. AND KATHERINE C. CURRIER
PURPOSE:	STORM DRAINAGE EASEMENT
ADDRESS:	2750 BEECHWOOD STREET
TAX PARCEL NO.:	2945-014-09-004
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

## GRANT OF STORM DRAINAGE EASEMENT

**Charles E. Currier and Katherine C. Currier, Grantors**, whose address is 2750 Beechwood Street, Grand Junction, CO, 81506 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 Easement for the installation and replacement of a storm drain on, along, over, under, through and across the following described parcel of land, to wit:

A certain Perpetual Storm Drainage Easement located in the Southeast Quarter (SE1/4) of Section 1, 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 Northwest corner of Lot 4, Block 2, Spring Valley- Filing Two, as same is recorded in Plat Book 11, Page 143 in the office of the Mesa County Clerk and Recorder, and considering the North line of said Lot 4 to bear S89°45'55"E, with all bearings herein being relative thereto; thence S89°45'55"E, along the said North line of Lot 4, a distance of 10.00 feet; thence S00°18'30" a distance of 10.00 feet to the POINT OF BEGINNING; thence S89°45'55"E, along a line 10.00 feet South of and parallel with the said North line of Lot 4, a distance of 77.03 feet; thence S79°17'49"W a distance of 78.47 feet; thence N00°18'30"E, along a line 10.00 feet East of and parallel with the West line of said Lot 4, a distance of 14.89 feet, more or less, to the point of beginning.

Said parcel contains 573 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. Grantors reserve 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 Grantors hereby covenant 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 Grantors 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 irrigation and drainage improvements shall be performed with due care using commonly accepted standards and techniques without cost to Grantors.

3. Grantors hereby covenant with Grantee that they have good title to the described Property.

Executed and delivered this 18 day of September, 2009.

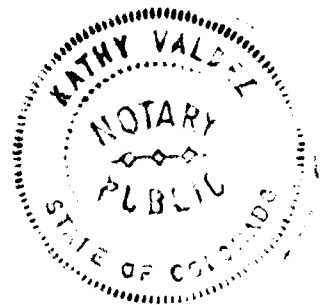
Charles E. Currier  
Charles E. Currier

Katherine C. Currier  
Katherine C. Currier

State of Colorado )  
                          )ss.  
County of Mesa    )

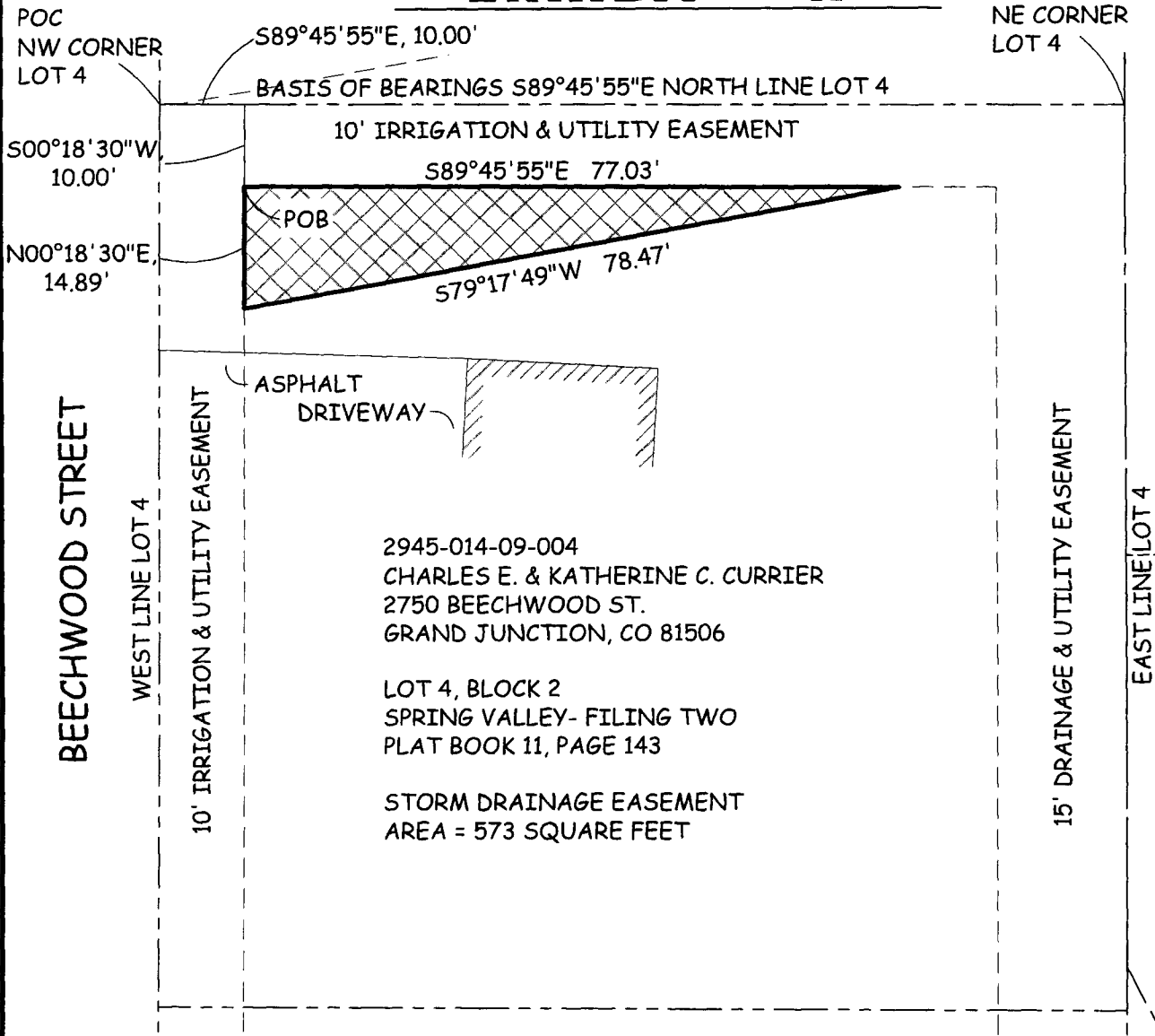
The foregoing instrument was acknowledged before me this 18 day of September 2009, by Charles E. Currier and Katherine C. Currier.

My commission expires 2-9-2013.  
Witness my hand and official seal.



Kathy Valdes  
Notary Public

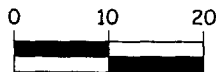
# EXHIBIT "A"



ABBREVIATIONS

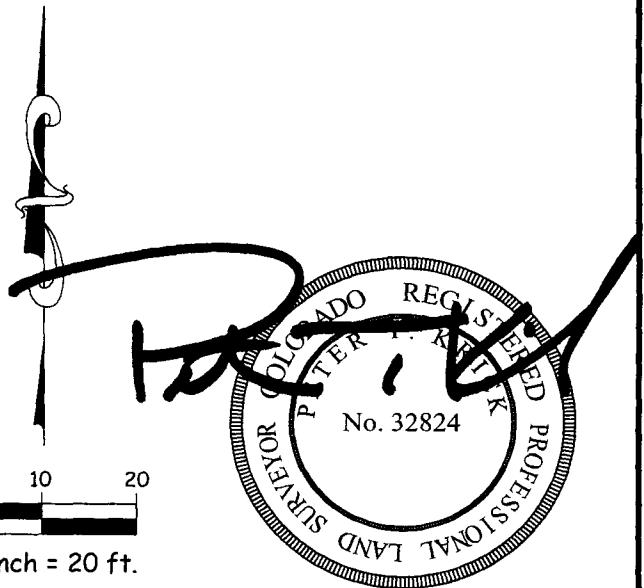
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

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



DRAWN BY: MG  
DATE: 3/2/2009  
SCALE: 1" = 20'  
APPR. BY: PTK

2750 BEECHWOOD STREET  
STORM DRAINAGE EASEMENT

2945-014-09-004

