

DRA06BLU

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF PROPERTY OWNER
OR GRANTOR: HENRY G. DRAKE AND JUDITH K. DRAKE

PURPOSE: EASEMENT FOR VEHICULAR AND PEDESTRIAN
INGRESS AND EGRESS PURPOSES FOR THE BLUFFS
SEWER IMPROVEMENT DISTRICT

ADDRESS: 555 BLUFF COURT

PARCEL NO: 2945-082-00-054

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2006

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2355612, BK 4321 PG 475 12/26/2006 at
09:09:55 AM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

3 PAGE DOCUMENT

GRANT OF ACCESS

Henry G. Drake and Judith K. Drake, Grantors, for Eight Hundred Twenty-three and 97/100 Dollars (\$823.97) and other good and valuable consideration, 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**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, for the benefit of the Persigo 201 Sewer System, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a non-exclusive easement for vehicular and pedestrian ingress and egress purposes, on, along, over, through and across the following described parcel of land, to wit:

A certain perpetual ingress/egress easement lying in the Northwest Quarter of (NW 1/4) of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of that certain parcel of land as described in Book 1673, Page 141, Public Record, Mesa County, Colorado, and assuming the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) to bear N00°06'44"E with all bearings contained herein relative thereto; thence N00°02'53"E along the West line of said parcel a distance of 15.41 feet to the Point of Beginning; thence from said Point of Beginning N00°02'53"E along said West line a distance of 8.36 feet to a point on the South line of said SW 1/4 NW 1/4; thence N00°06'44"E along said West line a distance of 14.92 feet; thence N25°31'16"E a distance of 31.70 feet; thence 74.62 feet along the arc of a 135.00 foot radius curve concave West, having a central angle of 31°40'14" and a chord that bears N09°41'09"E a distance 73.68 feet; thence S27°01'21"E a distance of 13.35 feet; thence S73°09'27"E a distance of 4.92 feet; thence 65.73 feet along the arc of a 145.00 foot radius curve concave West, having a central angle of 25°58'28" and a chord that bears S12°32'02"W a distance 65.17 feet; thence S25°31'16"W a distance of 52.73 feet, more or less to the Point of Beginning.

Said parcel contains 1098.62 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, subject to the terms and conditions contained herein.

1. Grantors 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 Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, through and across the Easement area.
2. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area or to Grantors' adjoining property which may be caused by Grantee's utilization of the Easement and the rights herein conveyed.
3. Grantee's utilization of the Easement shall be specifically limited to vehicular and pedestrian ingress and egress purposes. The easement rights herein granted do not include the right to alter or expand utilization of the Easement for any other purposes unless such uses are authorized by subsequent conveyance instrument(s).
4. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever, excepting all reservations, rights-of-way, restrictions, covenants and other encumbrances of record.

Executed and delivered this 3RD day of NOVEMBER, 2006.

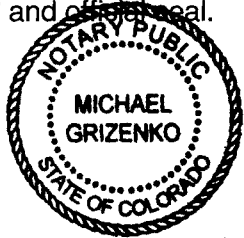
Henry G. Drake
Henry G. Drake

Judith K. Drake
Judith K. Drake

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of November, 2006, by Henry G. Drake and Judith K. Drake.

My commission expires: 10/09/2007
Witness my hand and official seal.



My Commission Expires 10/09/2007

Michael Grizenko
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

2945-082-00-070
 RAMONA LEE OSBORN
 562 BLUFF COURT
 GRAND JUNCTION, CO 81503

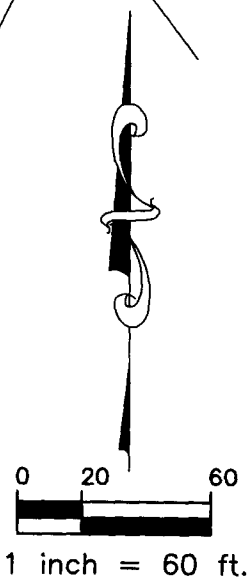
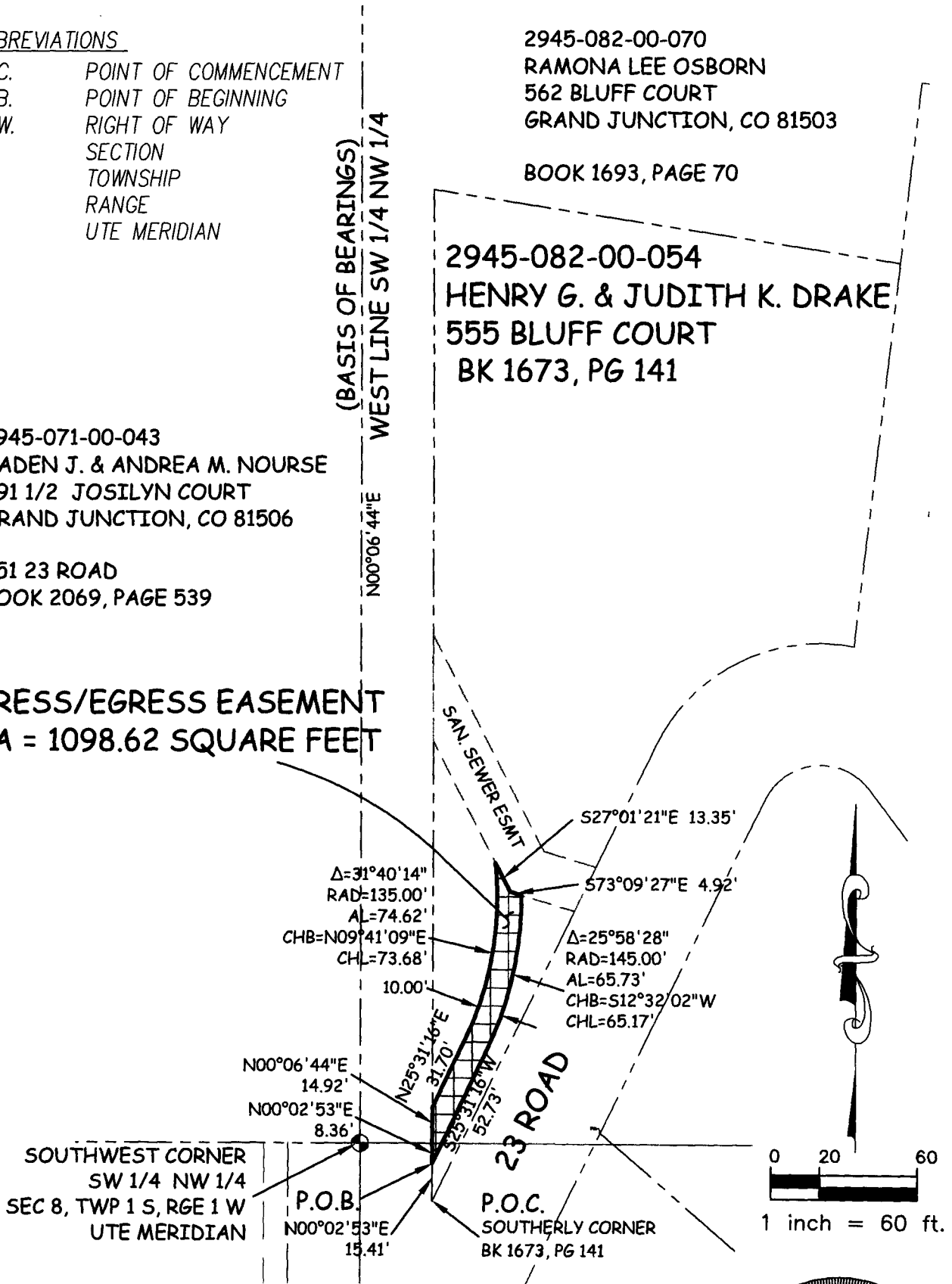
BOOK 1693, PAGE 70

2945-082-00-054
 HENRY G. & JUDITH K. DRAKE
 555 BLUFF COURT
 BK 1673, PG 141

2945-071-00-043
 JADEN J. & ANDREA M. NOURSE
 791 1/2 JOSILYN COURT
 GRAND JUNCTION, CO 81506

551 23 ROAD
 BOOK 2069, PAGE 539

**INGRESS/EGRESS EASEMENT
 AREA = 1098.62 SQUARE FEET**



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: CM
 DATE: 10-16-2006
 SCALE: 1" = 60'
 APPR. BY: PTK

BLUFFS SEWER IMPROVEMENT DISTRICT
INGRESS/EGRESS EASEMENT
 2945-082-00-054

