

GRN09RKT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	JAMES AND MARY ANN GREEN
PURPOSE:	ROCKET PARK STORM SEWER EASEMENT
ADDRESS:	2437 ORCHARD AVENUE
PARCEL #:	2945-124-02-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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PAGE DOCUMENT

RECEPTION #: 2489718, BK 4855 PG 729 05/20/2009 at 02:14:44 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT  
Janice Rich, Mesa County, CO CLERK AND RECORDER

**GRANT OF STORM SEWER EASEMENT**

Re-Recorded to correct Scribner's error on Easement recorded in the office of the Mesa County Clerk and Recorder February 06, 2009, Reception # 2475096

**James M. Green and Mary Ann Green, Grantors**, whose address is 2437 Orchard Avenue, Grand Junction, Colorado 81501, for and in consideration of the sum of Three Hundred and 00/100 Dollars (\$300.00) 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, operation, maintenance, repair and replacement of stormwater and irrigation pipeline and stormwater drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain Parcel of land for easement purposes located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 12, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of Lot 15, <sup>Block 1,</sup> Regent Subdivision, as recorded in Plat Book 9, Page 13, public records of Mesa County, Colorado and assuming the South line of said Lot 15 to bear N89°58'43"W with all bearings contained herein relative thereto; thence N89°58'43"W along the South line of said Lot 15, a distance of 10.00 feet to the Point of Beginning; thence N89°58'43"W along the South line of said Lot 15, a distance of 9.84 feet; thence N22°27'36"E a distance of 24.94 feet; thence S00°46'09"E along a line being 10.00 feet West of and parallel with the East line of said lot 15, a distance of 23.05 feet to the Point of Beginning.

Said parcel contains 113.41 sq. ft., 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 storm water facilities shall be performed with due care using commonly accepted standards and techniques without cost to Grantors.

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

RECEPTION #: 2475096, BK 4791 PG 174 02/06/2009 at 02:43:21 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT  
Janice Rich, Mesa County, CO CLERK AND RECORDER

Executed and delivered this 30 day of January, 2009.

James M. Green  
James M. Green

Mary Ann Green  
Mary Ann Green

State of Colorado )  
                                  )ss  
County of Mesa     )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2009 by James M. Green and Mary Ann Green.

My commission expires \_\_\_\_\_.

Witness \_\_\_\_\_ hand and official seal.



My Commission Expires 03/03/2009

Peggy Hunter  
Notary Public

