

JGH971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: JOHN G. HOCKER, JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2314 NORTH 1ST STREET, DRAINAGE
EASEMENT, PARCEL NO. 2945-112-00-015

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

John G. Hocker Jr., Grantor, for and in consideration of the sum of Fifty One and 47/100 Dollars (\$51.47), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed and by these presents does hereby sell, grant and convey unto 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 and repair of an underground storm water drainage pipeline, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW1/4 NW1/4 of said Section 11 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence N 00°29'40" W along the West line of the NW1/4 NW1/4 of said Section 11 a distance of 20.00 feet; thence leaving the West line of said NW1/4 NW1/4, N 89°36'46" E a distance of 40.00 feet to a point which is the intersection of the East right-of-way line for North First Street with the North right-of-way line for Bookcliff Avenue, said point being the **True Point of Beginning**; thence N 00°29'40" W along the West right-of-way line for North First Street a distance of 14.57 feet; thence leaving said right-of-way line, S 38°15'22" E a distance of 18.46 feet to a point on the North right-of-way line for Bookcliff Avenue; thence S 89°36'46" W along the North right-of-way line for Bookcliff Avenue a distance of 11.30 feet to the Point of Beginning, containing 82.35 square feet as described herein and 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 to enter upon said premises, 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 utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantor 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 Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the Grantor erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement areas.
2. Grantee agrees that the work and act of installing, maintaining and repairing said underground storm water pipeline shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 3rd day of June, 1997.

John G. Hocker Jr.
John G. Hocker Jr.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of June, 1997, by John G. Hocker Jr.

My commission expires: 3.3.01
Witness my hand and official seal.

Peggy Helms
Notary Public

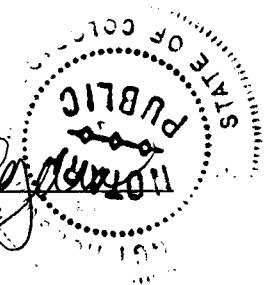


EXHIBIT "A"



NORTH 1ST STREET

WEST LINE OF THE NW 1/4 NW 1/4 SEC. 11

00+88

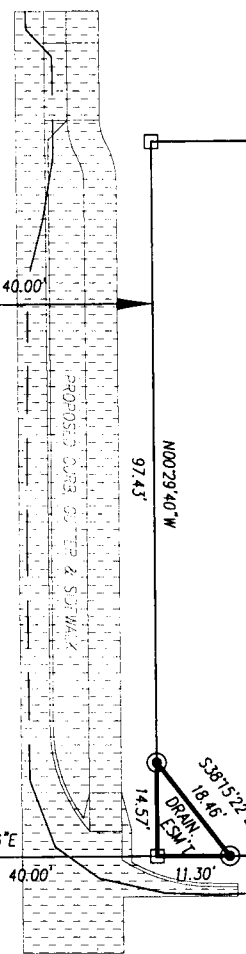
N00°29'40"W

00+78

20.00'

S00°00'00"E

SOUTHWEST CORNER
NW 1/4 NW 1/4
SECTION 11, T1S, R1W, U.M.



2945-112-00-015
JOHN G. HOCKER JR.
2314 NORTH 1ST. ST.
DRAINAGE EASEMENT AREA = 82.35 SQ.FT.

N89°36'46"E

N89°36'46"E

S89°36'46"W

EXISTING EDGE OF PAVEMENT

SOUTH LINE OF THE NW 1/4 NW 1/4 SEC. 11

N89°36'46"E

BOOKCLIFF AVENUE

DRAWN BY: SRP
DATE: 4-11-97
SCALE: 1" = 30'
APPR. BY: TKH
FILE NO: F116.DWG

RIGHT-OF-WAY DESCRIPTION MAP

NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
(116)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION