

KOL07FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	EDWARD L. KOLB AND RAECHEL G. KOLB
PURPOSE:	STORM SEWER EASEMENT
ADDRESS:	2463 F ROAD
PARCEL NO:	2945-091-13-004
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

GRANT OF STORM SEWER EASEMENT

Edward L. Kolb and Raechel G. Kolb, as joint tenants, Grantors, whose address is P. O. Box 4968, Grand Junction, CO, 81502, for and in consideration of the sum of Ten Thousand Nine Hundred Five and 00/100 Dollars (\$10,905.00) 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 and repair 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 perpetual storm sewer easement located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 9, 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 Northwest corner of Lot 4, Jacobs Commercial Subdivision, recorded in Plat Book 12, Page 453 of the Mesa County, Colorado public records and assuming the West line of said Lot 4 to bear S00°03'47"W with all bearings contained herein relative thereto; thence S00°03'47"W along the West line of said Lot 4 a distance of 20.00 feet; thence N89°50'55"E a distance of 10.00 to the Southwest corner of a 7.00 foot multi-purpose easement recorded in Book 4318, Page 840 of the Mesa County, Colorado public records and the Point of Beginning; thence N89°50'55"E along the Southerly line of said 7.00 foot multi-purpose easement a distance of 85.33 feet; thence S45°00'00"W a distance of 120.80 feet to the East line of an existing 10.00 foot utility easement as recorded on the plat of said Jacobs Commercial Subdivision; thence N00°03'47"E along the East line of said 10.00 foot utility easement a distance of 85.20 feet to the Point of Beginning.

Said parcel contains 3,635.00 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 these Easements 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 Easements 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 Easements. The Storm Sewer improvements will be subsurface only with the exception of any at-grade manholes. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features, curbs, gutter, utilities, signs, lighting, art, or similar improvements typically located in easement areas.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

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

4. Except in exigent circumstances, if a Temporary Construction Easement is required in the future to perform replacement or excavation work, new terms will be negotiated with the property owner at that time.

Executed and delivered this 20th day of June, 2007.

Edward L. Kolb
Edward L. Kolb

Raechel G. Kolb
Raechel G. Kolb

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of June, 2007 by Edward L. Kolb and Raechel G. Kolb, as joint tenants.

My commission expires 3.3.09.

Witness my hand and official seal.

Peggy Holquin
Notary Public

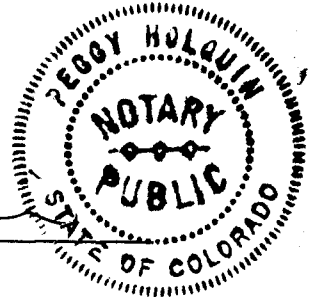
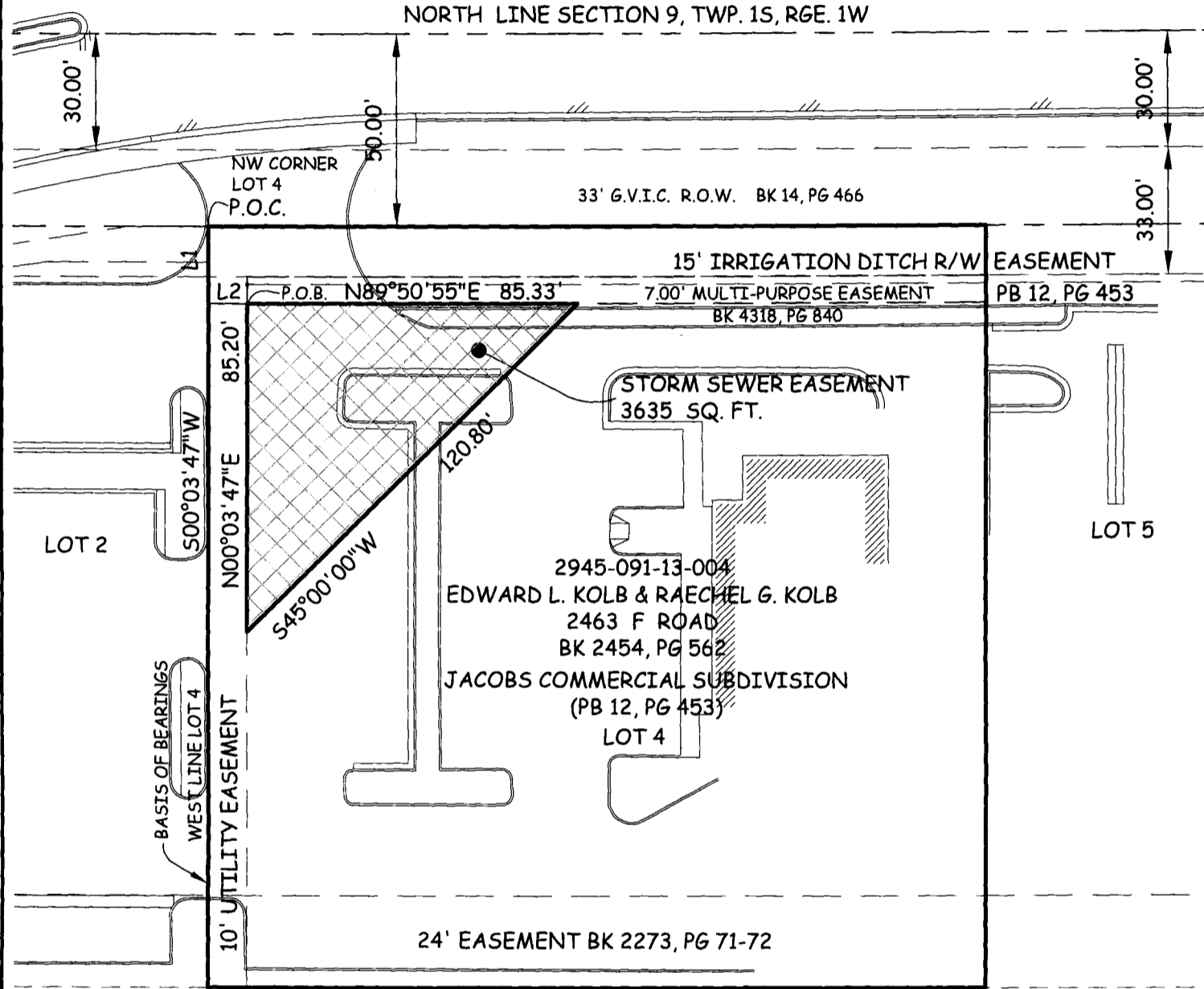


EXHIBIT "A"

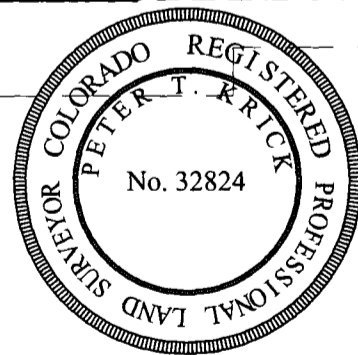
PATTERSON ROAD (F ROAD)

NORTH LINE SECTION 9, TWP. 1S, RGE. 1W



ABBREVIATIONS

- P.B. PLAT BOOK
- BK BOOK
- PG PAGE
- R.O.W. RIGHT OF WAY
- TWP. TOWNSHIP
- RGE. RANGE
- G.V.I.C. GRAND VALLEY IRRIGATION COMPANY



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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S00°03'47"W
L2	10.00'	N89°50'55"E

DRAWN BY: T.L.P.
DATE: 12-18-06
SCALE: 1" = 40'
APPR. BY: P.T.K.

RANCMANS DITCH DIVERSION STORM SEWER EASEMENT

KOLB (2945-091-13-004)

CITY OF
Grand Junction
COLORADO