

MAL06ORY

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF PROPERTY
OWNER OR GRANTOR: MARVIN EFRAIN MALDONADO

PURPOSE: STORM SEWER EASEMENT FOR STORMWATER
AND IRRIGATION PIPELINE AND STORMWATER
DRAINAGE FACILITIES FOR THE EL POSO
IMPROVEMENT DISTRICT

ADDRESS: 527 W OURAY AVENUE
LOT 8 MALDONADO SUBDIVISION

PARCEL NO: 2945-151-09-008

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2006

EXPIRATION: NONE

DESTRUCTION: NONE

FILED IN THE OFFICE OF THE CLERK AND RECORDER
MESA COUNTY, COLORADO
ON MAY 11 2006 AT 3:21 PM
BY JANICE WARD CLK&REC

2316583 BK 4154 PG 841-843
05/11/2006 03:21 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF STORM SEWER EASEMENT

Marvin Efrain Maldonado, Grantor, for and in consideration of the sum of Three Thousand Five Hundred Fifty-Nine and 00/100 Dollars (\$3,559.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 a storm sewer easement located in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being a portion of Lot 8, Maldonado Subdivision, as same is recorded in Plat Book 12, Page 48 in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 8, Maldonado Subdivision, and considering the Westerly boundary line of said Maldonado Subdivision to bear N41°14'20"W, with all bearings herein being relative thereto; thence S00°18'11"E, along the east line of said Lot 8, a distance of 48.50 feet to the POINT OF BEGINNING; thence S00°18'11"E, continuing along the east line of said Lot 8, a distance of 26.01 feet; thence S88°05'03"W a distance of 140.80 feet, more or less, to the West line of said Lot 8; thence N54°45'31"E, along the west line of said Lot 8, a distance of 43.61 feet; thence N00°18'11"W, continuing along the West line of said Lot 8, a distance of 2.04 feet; thence N88°05'03"E, a distance of 105.04 feet, more or less, to the point of beginning; EXCEPT however, the area of that certain utility easement, 15.00' in width, as described in said plat of Maldonado Subdivision, which runs east/west across said Lot 8, and which contains 1,736.04 square feet, more or less.

Containing 1,423.41 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. 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 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 area.
2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said storm water drainage facilities shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; he will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

The foregoing legal description was prepared by M. Grizenko, 250 North 5th Street, Grand Junction, Colorado 81501

Executed and delivered this 26 day of April, 2006.

Marvin Efrain Maldonado
Marvin Efrain Maldonado

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26 day of April, 2006 by Marvin Efrain Maldonado.

My commission expires 11-17-08.

Witness my hand and official seal.

Kathy Valdes
Notary Public

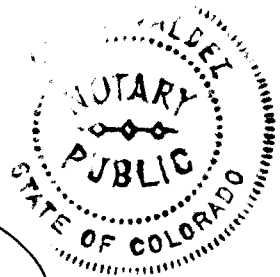
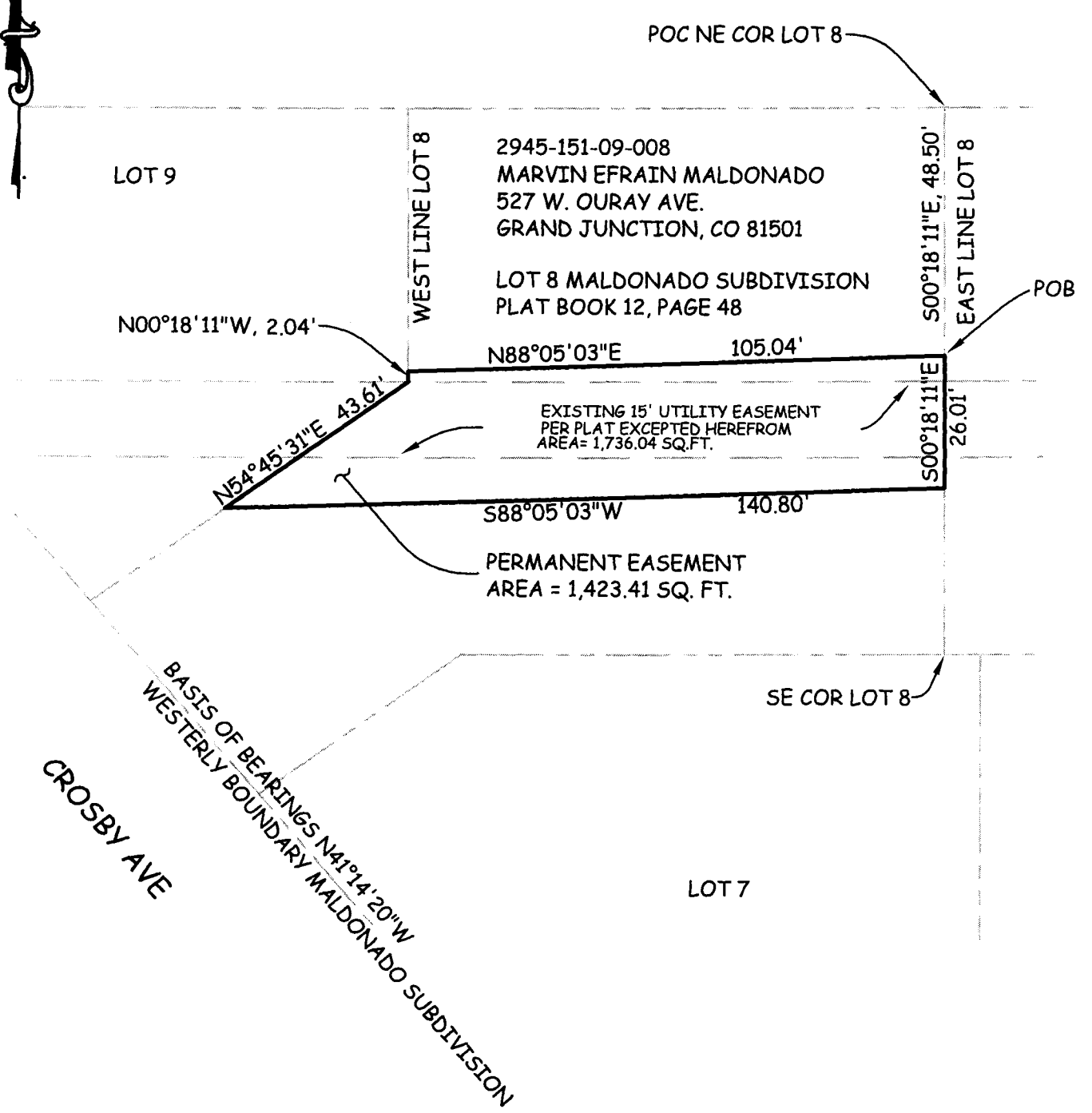


EXHIBIT "A"



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.

<p>DRAWN BY: MG DATE: 01-05-2006 SCALE: 1" = 30' APPR. BY: PTK</p>	<p>EL POSO IMPROVEMENT DISTRICT STORM SEWER EASEMENT 2945-151-09-008</p>	<p>CITY OF Grand Junction COLORADO</p>
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