

MAL06OUR

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 9 MALDONADO SUBDIVISION
PARCEL NO:	2945-151-09-009
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

FILED - GRAND JUNCTION COUNTY REC  
CLERK - GRAND JUNCTION, CO  
RECORDS & CLERK'S OFFICE  
100 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501

2316584 BK 4154 PG 844-846  
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 One Thousand Five Hundred Seventy-Six and 00/100 Dollars (\$1,576.00) 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 9, 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 Southwest corner of said Lot 9, 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 N41°14'20"W, along the Westerly boundary line of said Maldonado Subdivision, a distance of 22.60 feet to the POINT OF BEGINNING; thence N41°14'20"W, continuing along the Westerly boundary line of said Maldonado Subdivision, a distance of 34.58 feet; thence N89°41'49"E a distance of 26.71 feet; thence N88°05'03"E, a distance of 72.62 feet, more or less, to the East line of said Lot 9; thence S00°18'11"E, along the East line of said Lot 9, a distance of 2.04 feet, more or less, to the southeast corner of said Lot 9; thence S54°45'31"W, along the southerly line of said Lot 9, a distance of 43.61 feet; thence S88°05'03"W, a distance of 40.91 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 9, and which contains 1,230.86 square feet, more or less.

Containing 630.40 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

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

defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 26 day of April, 2006.

Marvin Efrain Maldonado  
Marvin Efrain Maldonado

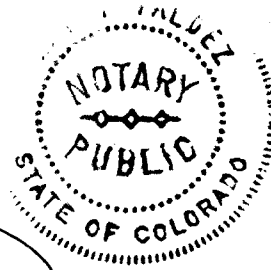
State of Colorado     )  
                                  )ss.  
County of Mesa         )

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 Valdez  
Notary Public



# EXHIBIT "A"



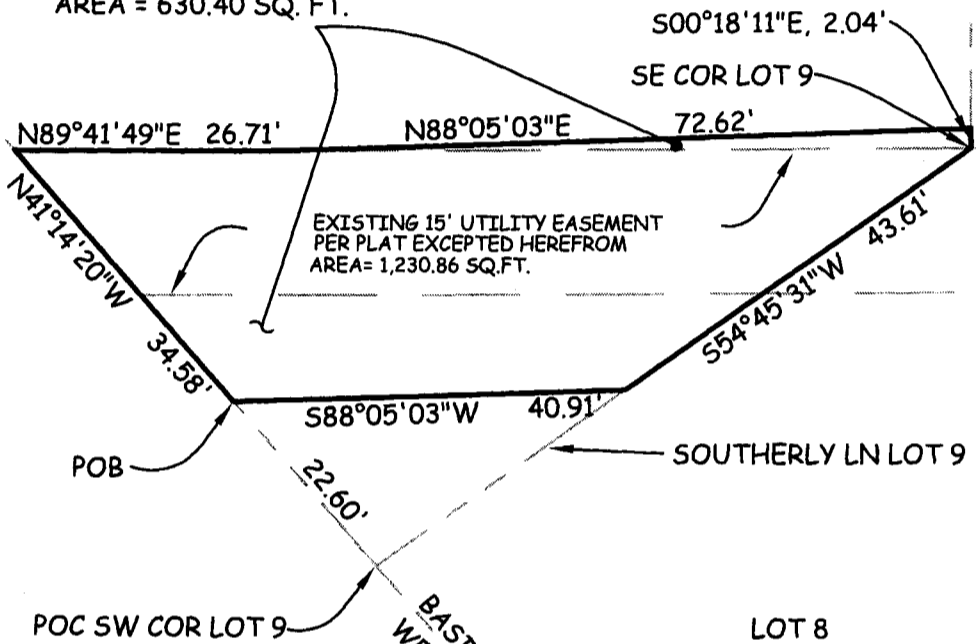
2945-151-09-009  
 MARVIN EFRAIN MALDONADO  
 527 W. OURAY AVE.  
 GRAND JUNCTION, CO 81501

LOT 9 MALDONADO SUBDIVISION  
 PLAT BOOK 12, PAGE 48

PERMANENT EASEMENT  
 AREA = 630.40 SQ. FT.

WESTERLY LN LOT 9

EAST LINE LOT 9



CROSBY AVE

LOT 8  
 BASIS OF BEARINGS N41°14'20\"/>

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: MG  
 DATE: 01-05-2006  
 SCALE: 1" = 20'  
 APPR. BY: PTK

EL POSO IMPROVEMENT DISTRICT  
 STORM SEWER EASEMENT  
 2945-151-09-009

