

MAR99SWD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MARFLOR REALTY L.L.C.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF DRAINAGE
EASEMENT FOR LOT 2, BLOCK 1, SWD SUBDIVISION, DATED OCTOBER 13, 1999

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1923995 10/14/99 0245PM
MONIKA TODD CLK® MESA COUNTY CO
REG FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF DRAINAGE EASEMENT

Marflor Realty L.L.C., a Colorado limited liability company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 conveyance, retention and detention of storm water, together with the right to install, operate, maintain, repair and replace storm water retention, detention, drainage and conveyance facilities appurtenant thereto, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Southwest Corner of Lot 2, Block 1 of SWD Subdivision, situate in the Southwest ¼ of Section 31, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 375 in the office of the Mesa County Clerk and Recorder; thence N 00°00'00" E along the west boundary line of said Lot 2 a distance of 113.59 feet to a point on the Southwesterly boundary line of an existing Drainage Easement dedicated with the platting of said SWD Subdivision, said point being the True Point of Beginning;
thence S 44°46'16" E along the Southwesterly boundary line of said existing Drainage Easement a distance of 161.28 feet;
thence leaving the Southwesterly boundary line of said existing Drainage Easement, N 45°13'44" E a distance of 23.00 feet;
thence N 44°46'16" W a distance of 161.28 feet;
thence S 45°13'44" W a distance of 23.00 feet to the Point of Beginning.

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 utility construction and repair machinery.

Grantor hereby covenants with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

Grantor further hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 13 day of OCTOBER, 1999.

Marflor Realty L.L.C.,
a Colorado limited liability company

John Kelly
Managing Member
MANAGER

State of COLORADO)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this 13 day of October, 1999, by John Kelly, MANAGER of Marflor Realty L.L.C., a Colorado limited liability company.

My Commission Expires May 18, 2000

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

Judy Seltzer
Notary Public
