

MOO06MAL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	LANCE S. MOORE AND ROBERTA L. MOORE
PURPOSE:	STORM SEWER EASEMENT FOR STORMWATER AND IRRIGATION PIPELINE AND STORMWATER DRAINAGE FACILITIES FOR THE EL POSO STREET IMPROVEMENT DISTRICT
ADDRESS:	501 MALDONADO STREET LOT 1 – MALDONADO SUBDIVISION
PARCEL NO:	2945-151-09-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

2312285 BK 4137 PG 22-24  
04/19/2006 08:56 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

### GRANT OF STORM SEWER EASEMENT

**Lance S. Moore and Roberta L. Moore, Grantors**, for and in consideration of the sum of One Thousand Four Hundred Seven and 00/100 Dollars (\$1,407.00) 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, 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 1, 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:

The South 5.00 feet of said Lot 1, Maldonado Subdivision.

Containing 562.50 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. Grantors 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 Grantors hereby covenant 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. Grantors hereby covenant with Grantee they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; they 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 10 day of April, 2006.

Lance S. Moore  
Lance S. Moore

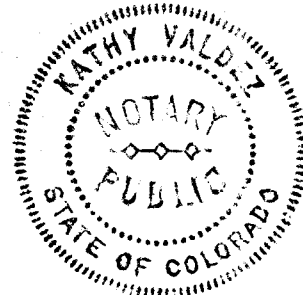
Roberta L. Moore  
Roberta L. Moore

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 10 day of April, 2006 by Lance S. Moore and Roberta L. Moore.

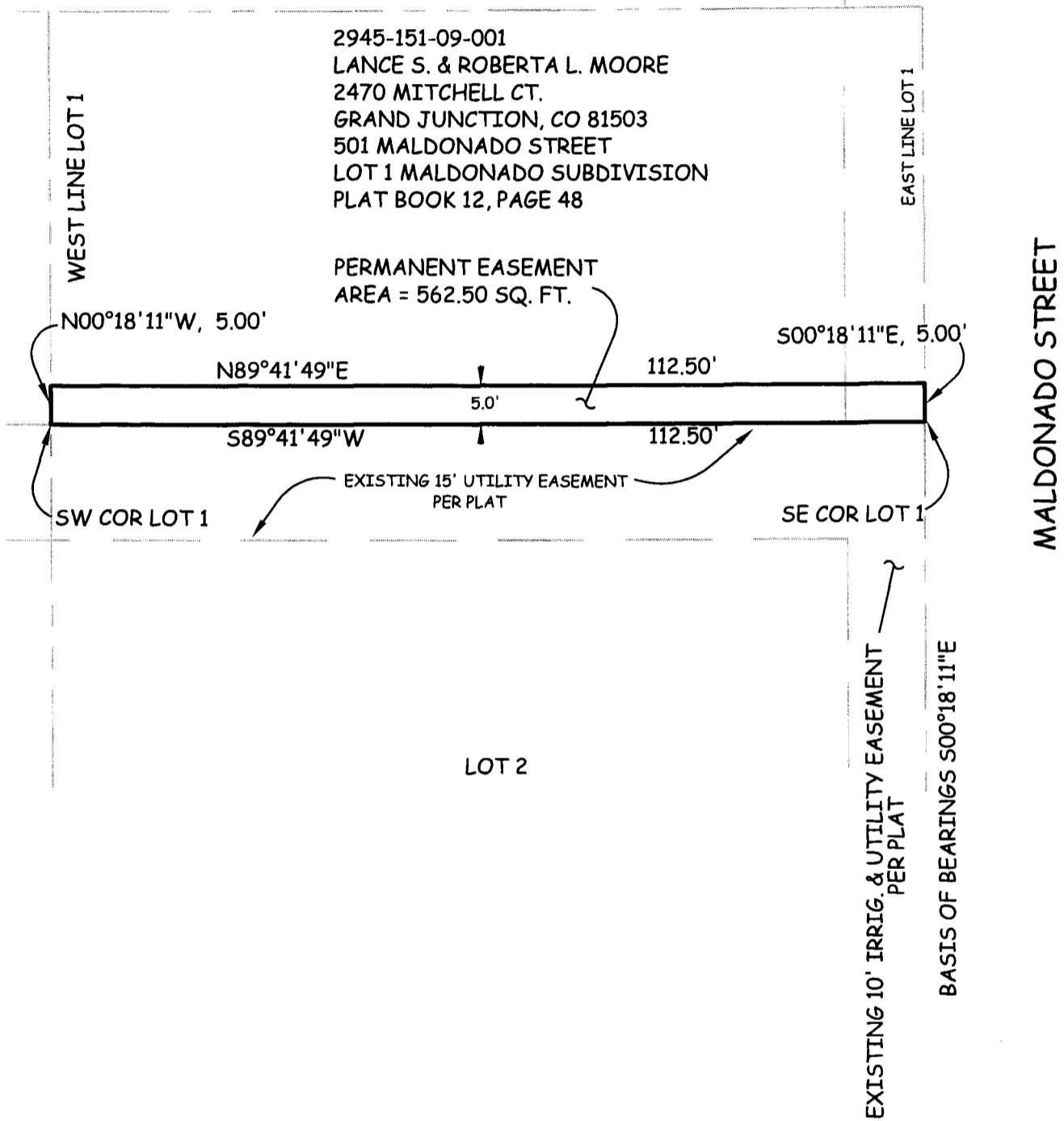
My commission expires 11-17-08.

Witness my hand and official seal.



Kathy Valdez  
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.

DRAWN BY: MG  
 DATE: 01-12-2006  
 SCALE: 1" = 20'  
 APPR. BY: PTK

EL POSO STREET IMPROVEMENT DISTRICT  
 STORM SEWER EASEMENT  
 2945-151-09-001

