

MOR04GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (DRAINAGE)**

NAME OF CONTRACTOR: JACQUELYN A MORAN AND PATRICK G MORAN

SUBJECT/PROJECT: 24 ½ ROAD AND G ROAD, LAND FOR DRAINAGE  
EASEMENT PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2945-041-00-086

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

When recorded return to:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

3  
PAGE DOCUMENT

2197739 BK 3678 PG 582-584

06/18/2004 12:47 PM

Janice Ward CLK&REC Mesa County, CO

RecFee \$15.00 SurChg \$1.00

DocFee EXEMPT

## GRANT OF DRAINAGE EASEMENT

Jacquelyn A. Moran and Patrick G. Moran, Joint Tenants, Grantors, for and in consideration of the sum of Three Thousand One Hundred Ninety-Two and 12/100 Dollars (\$3,192.12), 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 Drainage Easement for the installation, operation, maintenance, repair and replacement of storm water drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for Drainage Easement purposes lying in the Northeast Quarter (NE 1/4) of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

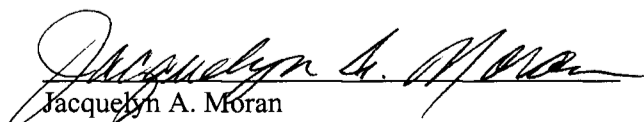
COMMENCING at the Northwest corner of the NE 1/4 of said Section 4, and assuming the North line of the NE 1/4 of said Section 4 bears S 89°57'53" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'53" E, along the North line of the NE 1/4 of said Section 4, a distance of 30.00 feet to a point on the East right of way for 24-1/2 Road, as described in Book 849, Page 494, Public Records of Mesa County, Colorado; thence S 00°01'48" W along said East right of way, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 4, a distance of 59.58 feet; thence S 89°58'12" E, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 53°18'46" E, a distance of 66.89 feet; thence S 89°57'53" E, a distance of 15.00 feet; thence N 81°56'34" E, a distance of 41.29 feet; thence S 00°02'07" W, a distance of 61.17 feet; thence N 89°57'53" W, a distance of 109.49 feet; thence N 00°01'48" E, a distance of 15.36 feet, more or less, to the Point of Beginning.


CONTAINING 5,107.39 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 that they have good title to the aforescribed 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.

Executed and Delivered this 9th day of June, 2004.

  
Jacquelyn A. Moran

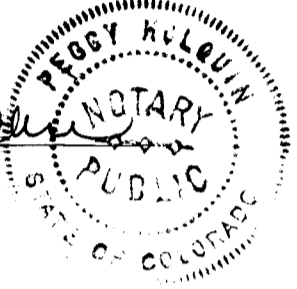
  
Patrick G. Moran

State of Colorado            )  
  )ss.  
County of Mesa                )

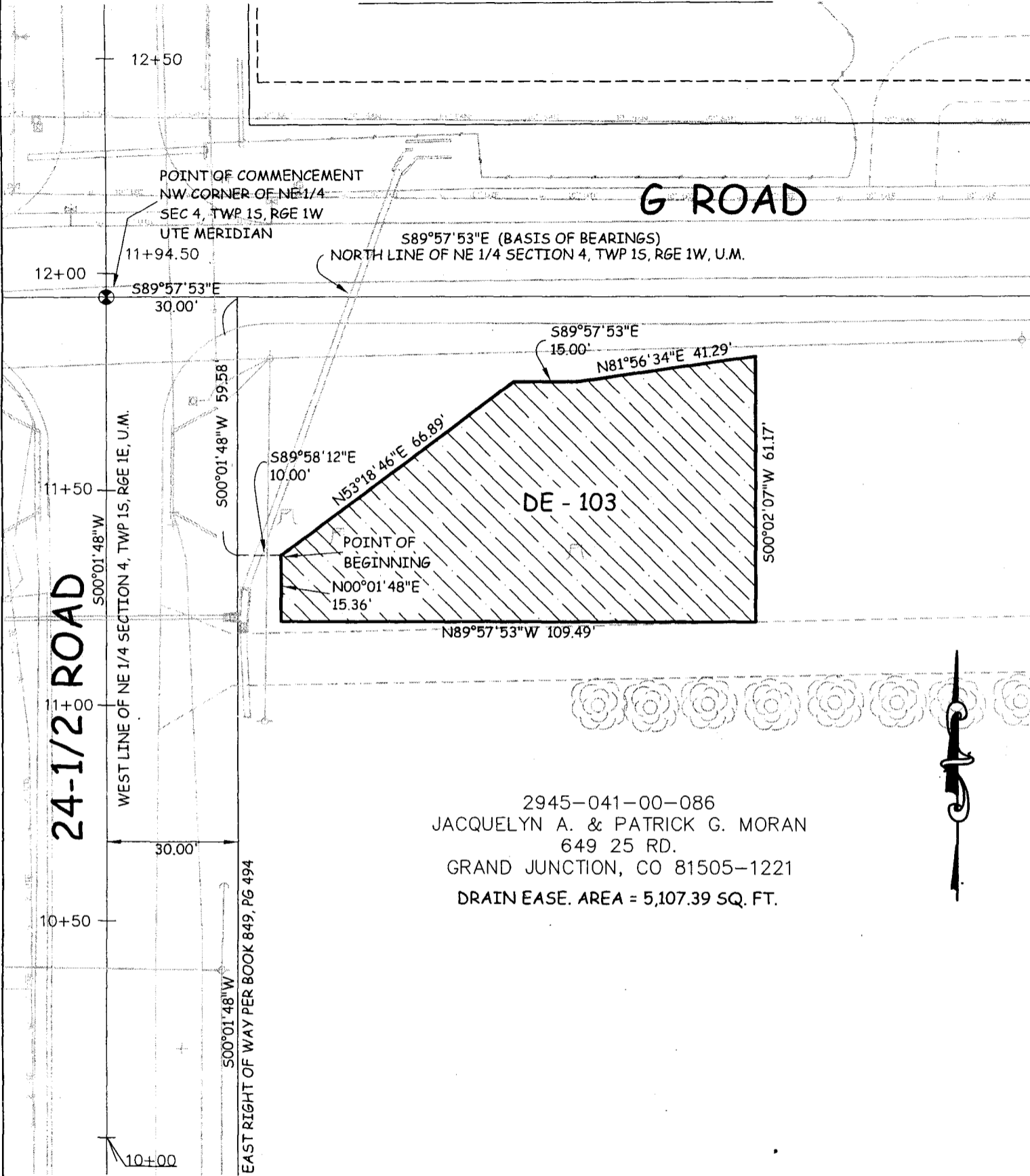
The foregoing instrument was acknowledged before me this 9th day of June, 2004, by and Jacquelyn A. Moran and Patrick G. Moran .

My commission expires 3.3.05.  
Witness my hand and official seal.

\_\_\_\_\_  
Peggy Holquin  
Notary Public



# EXHIBIT "A"



2945-041-00-086  
 JACQUELYN A. & PATRICK G. MORAN  
 649 25 RD.  
 GRAND JUNCTION, CO 81505-1221  
 DRAIN EASE. AREA = 5,107.39 SQ. FT.

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: P.T.K.  
 DATE: 11-07-2003  
 SCALE: 1" = 30'  
 APPR. BY: TW

24-1/2 RD AND G ROAD  
 RIGHT-OF-WAY DESCRIPTION MAP

2945-041-00-086

**DEPARTMENT OF PUBLIC WORKS**  
 REAL ESTATE DIVISION  
 CITY OF GRAND JUNCTION

RECORDER NOTE: POOR QUALITY DOCUMENT  
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