

PRO02IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: STORMWATER

NAME OF PROPERTY OWNER OR GRANTOR: DEAN D. PRODROMIDES

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 440
INDEPENDENT AVENUE - #4 - LOT 2, MONUMENT VIEW ESTATES

PARCEL NO. : 2945-104-25-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2056009 05/14/02 1043AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF DRAINAGE EASEMENT

Dean D. Prodromides, Grantor, for Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, 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 storm water drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:


COMMENCING at the Southeast Corner of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of said Section 10 and considering the South line of the NW ¼ SE ¼ of said Section 10 to bear N 89°58'48" W with all bearings contained herein being relative thereto; thence N 89°58'48" W along said South line, a distance of 254.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°58'48" W a distance of 10.00 feet; thence N 00°11'48" W a distance of 5.00 feet; thence S 89°58'48" E a distance of 10.00 feet; thence S 00°11'48" E a distance of 5.00 feet, more or less, to the POINT OF BEGINNING.

Containing 50.00 square feet (0.0011 Acres), 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 that he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; that he 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 13th day of May, 2002.



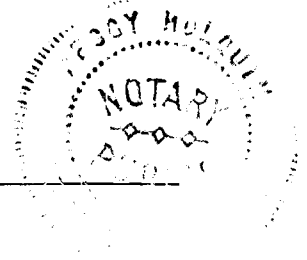
Dean D. Prodromides

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13TH day of May, 2002, by Dean D. Prodromides.

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

Paquito Holguin
Notary Public



The foregoing legal description was prepared by Peter T. Krick, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



STORM DRAIN EASEMENT AREA = 50 SF

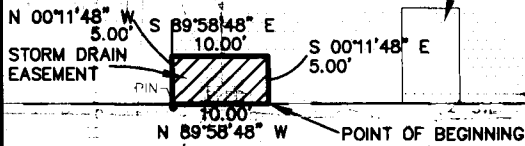
2945-104-25-002
DEAN D PRODROMIDES
440 INDEPENDENT AVE.
GRAND JUNCTION, CO 81505

440 INDEPENDENT AVE. NO. 4
GRAND JUNCTION, CO 81505

6'x10' SPACE OF EXISTING
TELECOMMUNICATIONS EASEMENT
(BK 2330, PG 708) SHALL BE
USED BY QWEST. NO ADDITIONAL
EASEMENT ACQUISITION NEEDED.

15' US WEST
TELECOMMUNICATIONS EASEMENT
(BK 2330, PG 708)

25' UTILITY



N 89°58'48" W
254.00'

INDEPENDENT AVENUE

SOUTH LINE NW 1/4 SE 1/4
SEC 10, T1S, R1W, U.M.
N 89°58'48" W
(BASIS OF BEARING)

SE CORNER
NW 1/4 SE 1/4
SEC 10, T1S, R1W,
U.M.

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 means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

DRAWN BY: JCS
DATE: 10-10-2001
SCALE: 1" = 20'
APPR. BY: TW
FILE NO. ROW.DWG

INDEPENDENT AVENUE
RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF "PUBLIC" WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION