

RCH99MSC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: RICHARD HAHN AND CONNIE SUE HAHN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2221 MESCALERO AVENUE,
PARCEL NO. 2945-183-04-006, LOT 6, BLOCK 2, TRAILS WEST VILLAGE FILING ONE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF DRAINAGE EASEMENT


Richard Hahn and Connie Sue Hahn, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, on behalf of the present and future owners of real property located upstream and downstream of the premises hereinafter described, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of drainage facilities for the conveyance of runoff water which originates upstream of the premises hereinafter described, on, along, over, under, through and across the following described parcel of land, to wit:

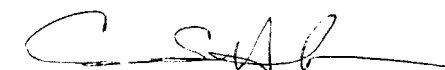
Commencing at the Southeast Corner of Lot 6, Block 2 of Trails West Village Filing No. One, situate in the Southwest ¼ of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 15 at Pages 176 and 177 in the office of the Mesa County Clerk and Recorder; thence S 89°33'58" W along the South boundary line of said Lot 6 a distance of 10.00 feet to the True Point of Beginning;
 thence S 89°33'58" W along the South boundary line of said Lot 6 a distance of 3.00 feet;
 thence leaving the South boundary line of said Lot 6, N 00°26'02" W a distance of 97.35 feet;
 thence N 54°43'38" W a distance of 15.42 feet to a point on the South boundary line of an existing Multi-Purpose Easement dedicated on the plat of said Trails West Village Filing No. One;
 thence N 89°33'58" E along the South boundary line of said existing Multi-Purpose Easement a distance of 15.52 feet to a point on the West boundary line of an existing Utility & Drainage Easement dedicated on the plat of said Trails West Village Filing No. One;
 thence S 00°26'02" E along the West boundary line of said existing Utility & Drainage Easement a distance of 106.35 feet to the Point of Beginning,
 containing 375.39 square feet 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 utility 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 structure or any other item or fixture which may be detrimental to or impede the conveyance of runoff water, or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the Easement shall be performed with due care using commonly accepted standards and techniques.
3. The boundary lines of the Easement herein conveyed are based upon and are intended to encompass an existing drainage channel designed and constructed pursuant to the Revised Preliminary Drainage Report for Trails West Village, Filing 3, dated January, 1999, prepared by Banner Associates, Inc., for Camelot Investments.
4. 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 15 day of March, 1999.


 Richard Hahn


 Connie Sue Hahn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15 day of March 1999,
by Richard Hahn and Connie Sue Hahn.

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

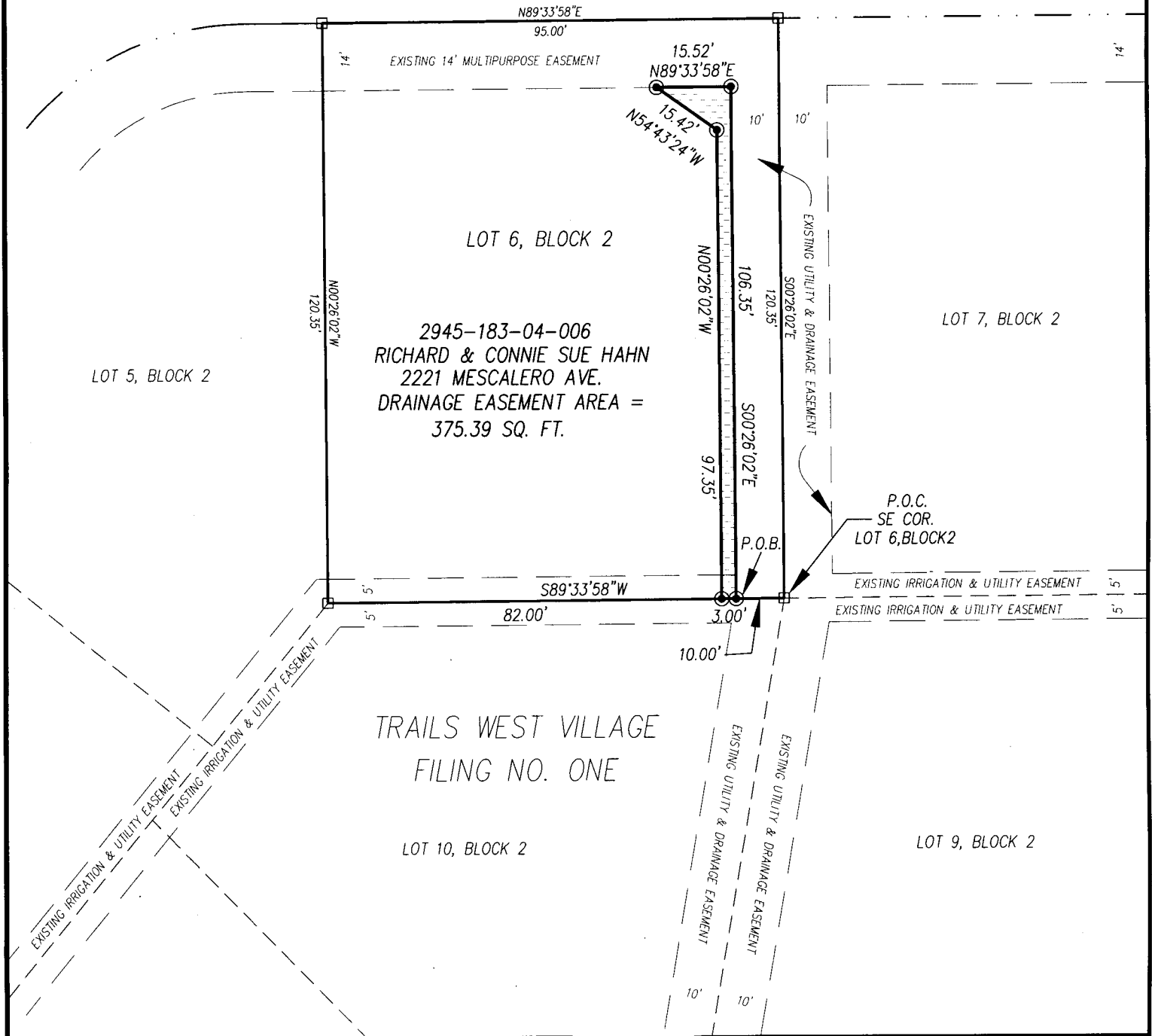
JODI R CARMICHAEL
Notary Public
State of Colorado
My Appointment Expires Jan. 22, 2003

Jodi R. Carmichael
Notary Public

EXHIBIT "A"



MESCALERO AVENUE (44' R.O.W.)



2945-183-04-006
 RICHARD & CONNIE SUE HAHN
 2221 MESCALERO AVE.
 DRAINAGE EASEMENT AREA =
 375.39 SQ. FT.

TRAILS WEST VILLAGE
 FILING NO. ONE

DRAWN BY: SRP
 DATE: 3-08-99
 SCALE: 1" = 30'
 APPR. BY: IW
 FILE NO: HAHN.DWG

EASEMENT DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION