

SCI09SND

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (DRAINAGE)
NAME OF PROPERTY OWNER OR GRANTOR:	STERLING CRANE, INC.
PURPOSE:	STERLING CRANE REZONE AND STORAGE YARD
ADDRESS:	2220 SANFORD DRIVE
TAX PARCEL NO.:	2701-313-06-004
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**GRANT OF DRAINAGE EASEMENT**

**Sterling Crane, Inc., a Delaware corporation, Grantor**, whose address is 6015 West 56<sup>th</sup> Avenue, Arvada, Colorado 80002, for and in consideration of the sum of Ten 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 Drainage Easement to be constructed on, along, over, under, through and across the following described parcel of land, to wit:

An easement across Lot 4 Block 1 of SWD Subdivision, the plat of which is recorded at Reception No. 1256271 of the Mesa County records, County of Mesa, State of Colorado; said easement being more particularly described as follows:

Beginning at a point on the easterly line of said Lot 4, whence the northerly angle point (basis of bearing) bears South 00°00'00" west, a distance of 113.59 feet;  
Thence North 44°46'16" West, a distance of 132.89 feet;  
Thence North 89°32'34" West, a distance of 54.10 feet;  
Thence South 00°00'00" East, a distance of 23.20 feet;  
Thence South 53°34'36" East, a distance of 164.78 feet;  
Thence North 48°50'38" East, a distance of 20.05 feet;  
Thence North 00°00'00" East, a distance of 13.07 feet to the Point of Beginning.

Containing 6,823 square feet (0.157 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. The interest conveyed is an easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement 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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

# EASEMENT EXHIBIT

Lot 3  
2701-313-06-003  
STERLING CRANE, INC.  
Book-4399 Page-317

Lot 2  
2701-313-06-002  
MARFLOR REALTY  
Book-2606 Page-444

S89°32'34"E 524.82'

NORTH LINE LOT 4

20'

N89°32'34"W  
54.10'

N44°46'16"W  
132.89'

S0°00'00"E  
23.20'

Apparent Drainage &  
Detention Easement Shown  
on Subdivision Plat

S00°00'00"W  
113.59'

6823 S.F.

DRAINAGE AND  
DETENTION  
EASEMENT

(Basis of Bearing)  
POINT OF  
BEGINNING

S53°34'36"E  
164.78'

13.07'

N48°50'38"E  
20.05'

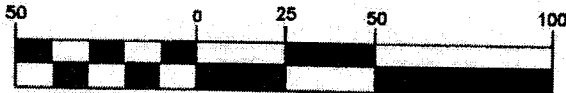
LOT 4  
BLOCK 1  
SWD SUBDIVISION

2701-313-06-004  
STERLING CRANE INC.  
2220 SANFORD DRIVE

EAST LINE LOT 4  
SCARLET STREET  
SUBDIVISION

S00°00'00"E 471.19'

Lot 1  
2701-313-19-001  
DIVERSE ENERGY, LLC  
Book-4471 Page-258



( IN FEET )  
1 inch = 50 ft.

