

TAY06ORY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	GENE O. TAYLOR
PURPOSE:	EASEMENT FOR STORMWATER AND IRRIGATION PIPELINE AND STORMWATER DRAINAGE FACILITIES FOR THE EL POSO STREET IMPROVEMENT DISTRICT
ADDRESS:	302 OURAY AVENUE LOTS 18-22, BLOCK 1, CARPENTER'S SUBDIVISION NO. 2
PARCEL NO:	2945-151-02-011
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

GRANT OF STORM SEWER EASEMENT

Gene Owen Taylor, Grantor, for and in consideration of the sum of One Thousand Seven Hundred Thirty-One and 85/100 Dollars (\$1,731.85) 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 stormwater and irrigation pipeline and stormwater drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land for road right of way purposes, located in the Southeast Quarter of the Northeast Quarter(SE1/4NE1/4) of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 22, Block 1, Carpenter's Subdivision No. 2, as same is recorded in Plat Book 1, Page 14, in the records of the Mesa County Clerk, and considering the North line of West Ouray Avenue to bear S 89°42'52"W, with all bearings herein being relative thereto; thence S89°42'52"W, along the North line of West Ouray Avenue, a distance of 125.00 feet to the Southwest corner of Lot 18, Block 1 of said Carpenter's Subdivision No. 2; thence N00°11'05"W, along the West line of said lot 18, a distance of 3.02 feet; thence N87°24'24"E, a distance of 125.11 feet to a point on the East line of said Lot 22; thence S00°11'05"E, along the East line of said Lot 22, a distance of 8.06 feet, more or less, to the point of beginning.

Containing 692.74 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. 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 he has good title to the aforescribed premises; that he has good and lawful right to grant this Easement; 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 10th day of April, 2006.

Gene Owen Taylor
Gene Owen Taylor

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of April, 2006 by Gene Owen Taylor.

My commission expires 11-17-08.

Witness my hand and official seal.

Kathy Valdez
Notary Public

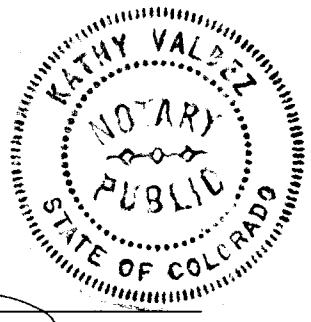
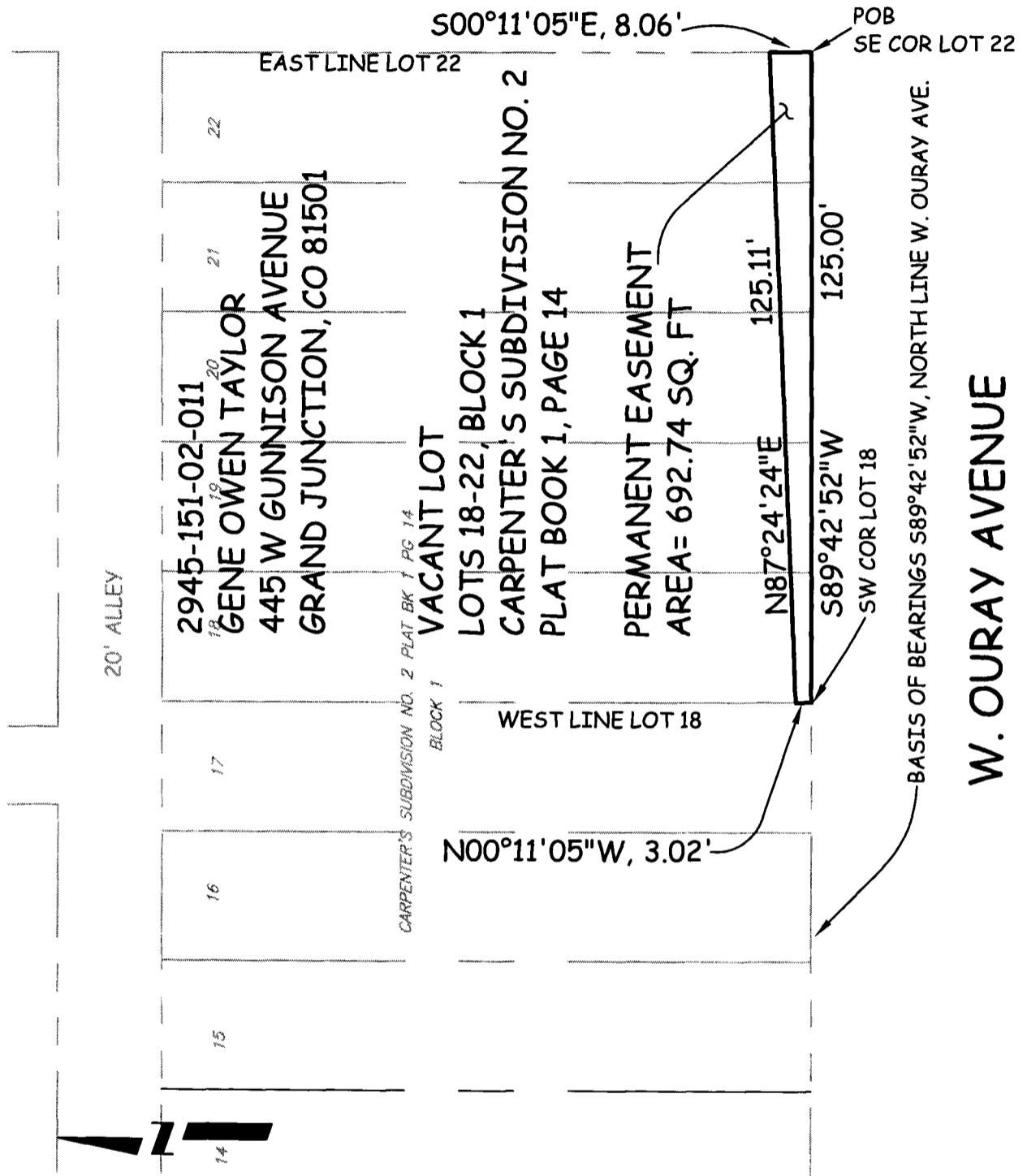


EXHIBIT "A"

MULBERRY STREET



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: 02-03-2006
SCALE: 1" = 30'
APPR. BY: PTK

EL POSO STREET IMPROVEMENT DISTRICT
PERMANENT EASEMENT
2945-151-02-011

