

TAY09CED

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	RONALD C. AND K. ELAINE TAYLOR
PURPOSE:	STORM SEWER EASEMENT
ADDRESS:	320 CEDAR COURT
PARCEL #:	2945-112-10-002
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

3 PAGE DOCUMENT

GRANT OF STORM SEWER EASEMENT

Ronald C. Taylor and K. Elaine Taylor, Grantors, whose address is 320 Cedar Court, Grand Junction, Colorado 81501, for and in consideration of the sum of One Thousand Four Hundred Forty-Three and 82/100 Dollars (\$1,443.82) 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 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 certain parcel of land located in the Northwest Quarter (NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of that parcel of land as described in Book 1585, Page 733 in the office of the Mesa County Clerk and Recorder, and considering the West line of Bookcliff Heights, as recorded in Plat Book 7, Page 72 in said office, to bear N00°05'55"E, with all bearings herein being relative thereto; thence N72°46'30"W, along the South line of said parcel, a distance of 75.32 feet; thence N27°28'14"W a distance of 32.35 feet to the West line of said parcel; thence N00°05'55"E, along the said West line, a distance of 21.61 feet; thence S27°28'14"E a distance of 55.77 feet; thence S72°46'30"E, along a line 4 feet North of and parallel with the South line of said parcel, a distance of 65.44 feet to the right of way for Cedar Court as depicted on said plat of Bookcliff Heights; thence 4.01 feet along the arc of a 35.00 foot radius curve, for said Cedar Court, concave Southeast, whose central angle is 06°33'46" and which chord bears S20°30'22"W a distance of 4.01 feet, more or less, to the point of beginning.

Containing 721.91 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. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve 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 Grantors hereby covenant 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 Grantors from installing landscaping features or similar improvements typically located in Easements.

2. Grantee's work and act of installing, operating, maintaining, repairing and replacing said storm water facilities shall be performed with due care using commonly accepted standards and techniques without cost to Grantors.

3. Grantors hereby covenant with Grantee they have good title to the herein described 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 12 day of February, 2009.

Ronald C Taylor
Ronald C. Taylor

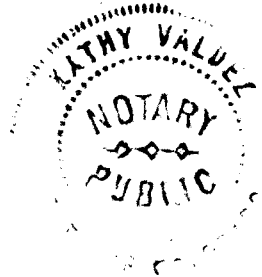
K. Elaine Taylor
K. Elaine Taylor

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of February, 2009 by Ronald C. Taylor and K. Elaine Taylor.

My commission expires 2-9-2013.

Witness my hand and official seal.



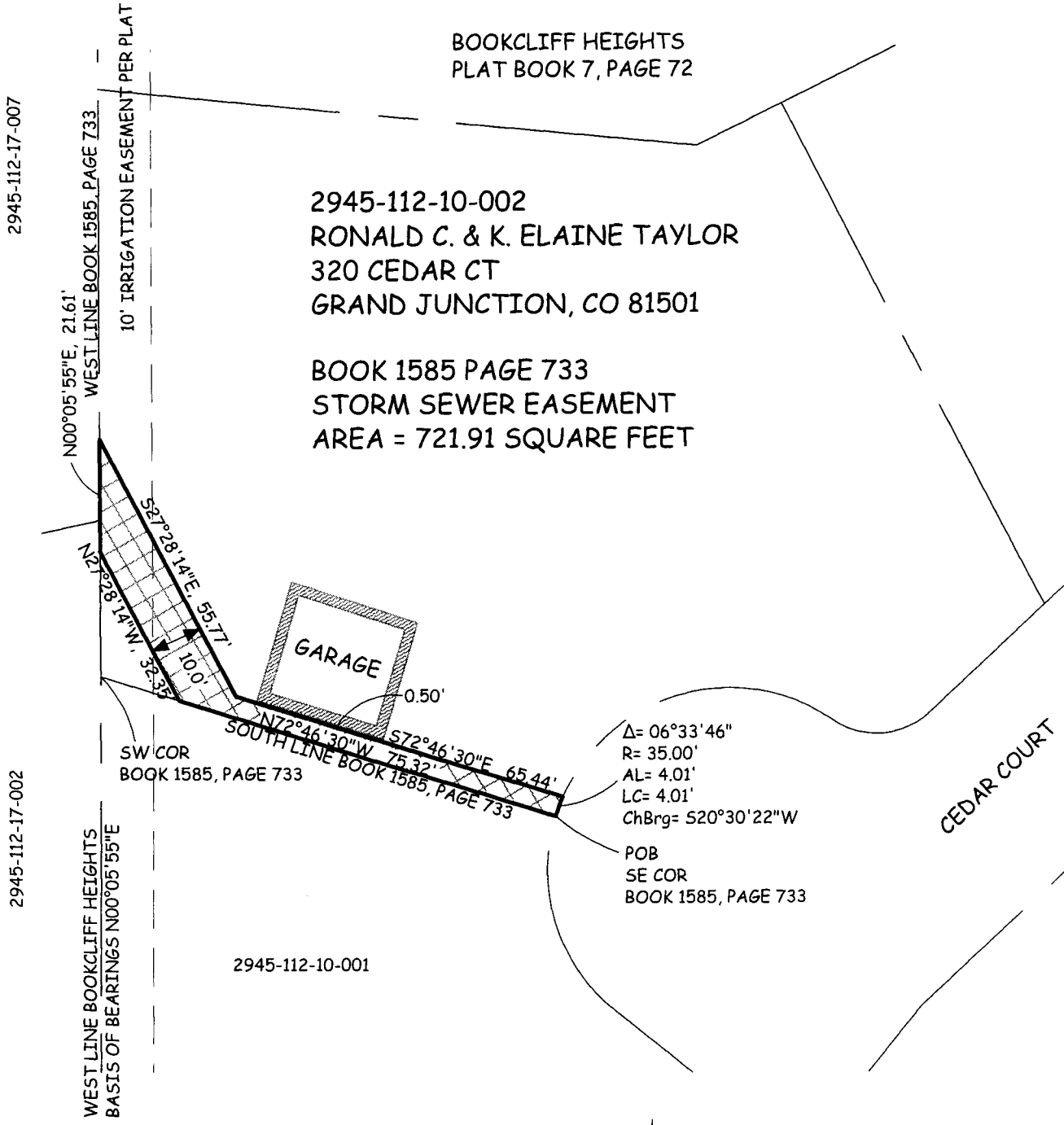
Kathy Valdez
Notary Public

EXHIBIT "A"

BOOKCLIFF HEIGHTS
PLAT BOOK 7, PAGE 72

2945-112-10-002
RONALD C. & K. ELAINE TAYLOR
320 CEDAR CT
GRAND JUNCTION, CO 81501

BOOK 1585 PAGE 733
STORM SEWER EASEMENT
AREA = 721.91 SQUARE FEET

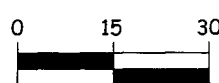


$\Delta = 06^{\circ}33'46''$
 $R = 35.00'$
 $AL = 4.01'$
 $LC = 4.01'$
 $ChBrg = 520^{\circ}30'22''W$
 POB
 SE COR
 BOOK 1585, PAGE 733

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ChBrg CHORD BEARING
- Δ DELTA ANGLE
- R RADIUS
- AL ARC LENGTH
- LC CHORD LENGTH

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.



1 inch = 30 ft.
Lineal Units = U.S. Survey Foot



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DRAWN BY: MG
 DATE: 1/29/2009
 SCALE: 1" = 30'
 APPR. BY: PTK

KREX STORM SEWER
 STORM SEWER EASEMENT
 2945-112-10-002

