

THM037TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: WENDELL O. THOMPSON AND
KAREN L. THOMPSON

PURPOSE: 10' WIDE PERPETUAL UTILITY EASEMENT FOR
THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND
REPLACEMENT OF STORM WATER DRAINAGE FACILITIES

ADDRESS: 1111 SOUTH 7TH STREET

PARCEL#: 2945-231-16-029

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

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

Book 3400 Page 538

2130478 06/30/03 0950AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF STORM SEWER EASEMENT

Wendell O. Thompson and Karen L. Thompson, Grantors, for and in consideration of the sum of Two Thousand Four Hundred Eighty-Six and 70/100 Dollars (\$2,486.70), 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 storm water drainage facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A certain 10.00 foot wide Utility Easement lying in Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction, being a portion of Lot 1, Block 9, Amended Plat of Benton Canon's Subdivision, as same is recorded in Plat Book 4, Page 39, Public Records of Mesa County Colorado, being more particularly described as follows:

The East 10.00 feet of the North 89.75 feet of Lot 1, Block 9, Amended Plat of Benton Canon's Subdivision, as same is recorded in Plat Book 4, Page 39, Public Records of Mesa County Colorado, TOGETHER WITH, the East 10.00 feet of the South-half (S 1/2) of that certain platted right of way (Noland Avenue) vacated by City of Grand Junction Ordinance No. 1840, as same is recorded in Book 1222, Page 758, Public Records of Mesa County, Colorado, LESS HOWEVER, that certain right of way as recorded in Book 1864, Page 972, Public Records of Mesa County, Colorado.

containing 1,105.2 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors, heirs 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. 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 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. Grantors hereby covenant with Grantee they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; 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 25th day of June, 2003.

Wendell O. Thompson
Wendell O. Thompson

Karen L. Thompson
Karen L. Thompson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of June, 2003, by Wendell O. Thompson and Karen L. Thompson.

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

Peggy Holquin
Notary Public

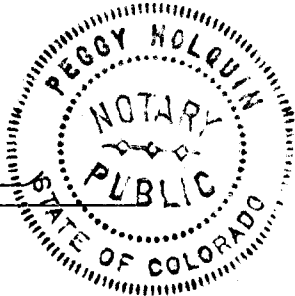
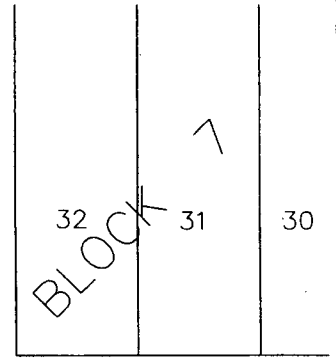
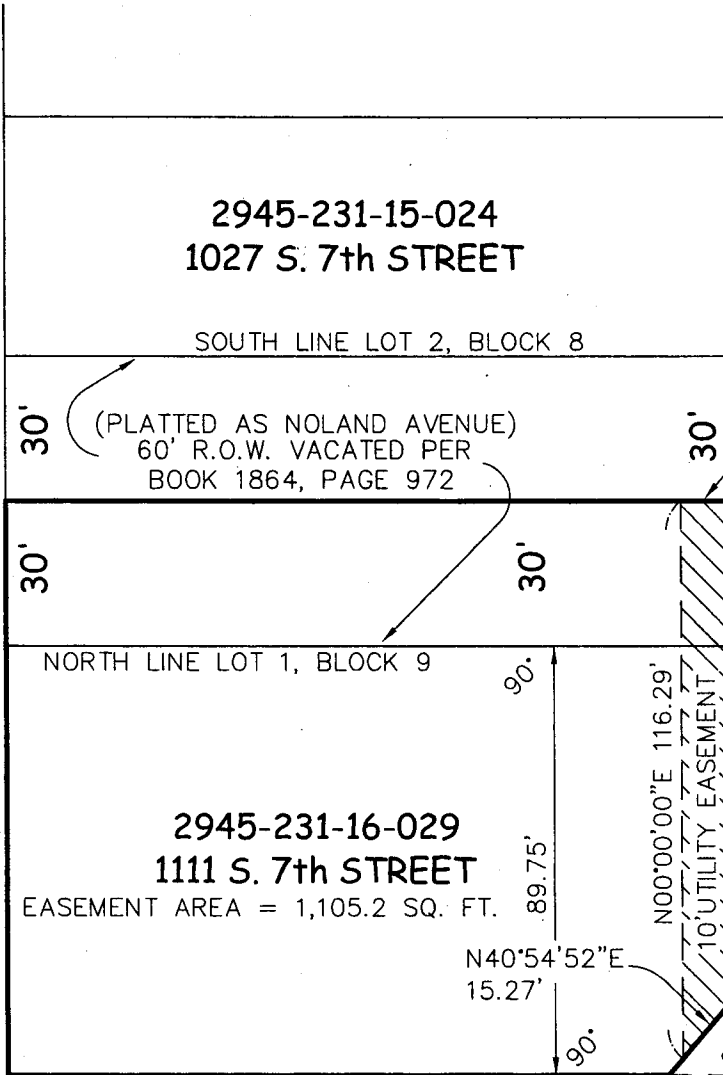
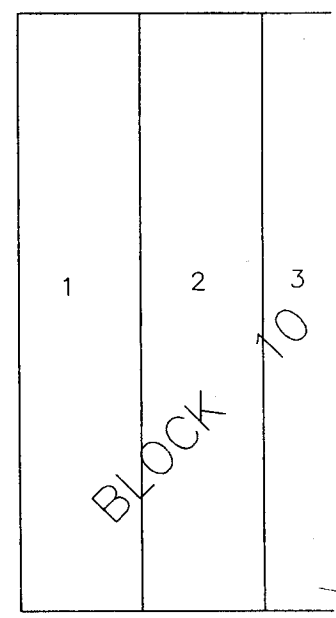


EXHIBIT "A"

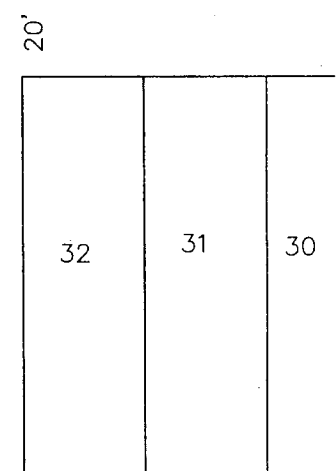
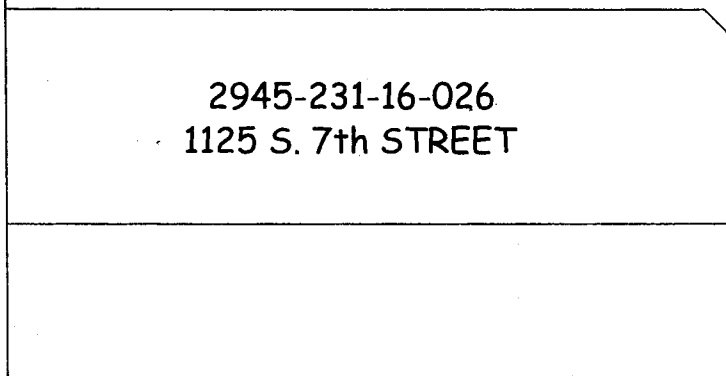


NOLAND AVENUE 60'

SOUTH 7th STREET



NOLAND AVENUE



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.

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED AND NOT BASED UPON SURVEY INFORMATION.

DRAWN BY: P.I.K.
 DATE: 06-24-2003
 SCALE: 1" = ??'
 APPR. BY: IW

1111 SOUTH 7th STREET
 10' EASEMENT
 2945-231-16-029

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
 CITY OF GRAND JUNCTION