

TSI03MLO

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: TOTAL SPECTRUM
INVESTMENTS, INC.

PURPOSE: DRAINAGE EASEMENT - PERPETUAL EASEMENT
FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND
REPLACEMENT OF STORM WATER DRAINAGE FACILITIES

ADDRESS: 2688 MILO DRIVE- LOT 1 OF MUNFRADA

PARCEL#: 2945-261-30-001 SUBDIVISION

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

3 PAGE DOCUMENT

Book 3432 Page 483

2137510 07/29/03 1017AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF DRAINAGE EASEMENT

Total Spectrum Investments, Inc., a Colorado Corporation, Grantor, for and in consideration of the installation, operation, maintenance and repair of Storm Water Drainage Facilities, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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:

An Easement lying in the Northeast Quarter (NE 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

The East 10.00 feet of Lot 1, Munfrada Replat, as same is recorded in Plat Book 16, Page 267, Public Records of Mesa County, Colorado, lying South of and adjacent to, that certain variable width Utility, Irrigation and Drainage Easement lying adjacent to the North line of said Lot 1, Munfrada Replat.

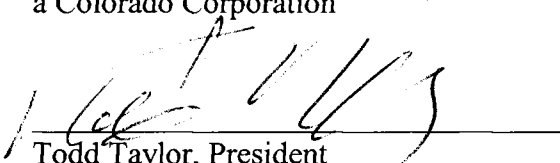
CONTAINING 1,492.88 Sq. Ft., more or less, as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors 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 that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it 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 28 day of July, 2003.

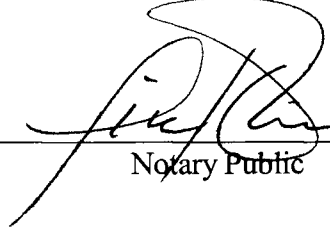
Total Spectrum Investments, Inc.,
a Colorado Corporation


Todd Taylor, President

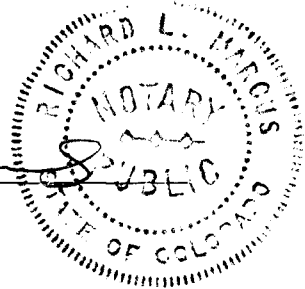
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of JULY, 2003, by Todd Taylor, President, Total Spectrum Investments, Inc., a Colorado Corporation.

My commission expires: 1.15.05.
Witness my hand and official seal.



Notary Public



SECTION 23
SECTION 26

EXHIBIT "A"

PERKINS SUBDIVISION
FIRST ADDITION - REPLAT NO. 1
PLAT BOOK 10, PAGE 47

NORTH LINE LOT 1 MUNFRADA
SUBDIVISION REPLAT

UTILITY, IRRIGATION &
DRAINAGE EASEMENT
AS PER ORIGINAL
PLAT

N89°13'37"E
10.00'

49.31'

NOTE: ALL BEARINGS AND
DISTANCES SHOWN HEREON ARE
BASED ON THE PLAT OF
MUNFRADA REPLAT. ACTUAL
DIMENSIONS MAY VARY FROM
FIELD DIMENSIONS AS MAY BE
REVEALED BY A FIELD SURVEY.

2945-261-30-001
LOT 1
MUNFRADA SUBDIVISION
REPLAT
PLAT BOOK 16, PAGE 267

WEST LINE LOT 1 MUNFRADA
SUBDIVISION REPLAT

N00°00'00"E 149.22'

S00°00'00"E 149.36'

EAST LINE LOT 1 MUNFRADA
SUBDIVISION REPLAT

2945-261-08-009
LOT 9
MUNFRADA SUBDIVISION
PLAT BOOK 9, PAGE 37

SOUTH LINE LOT 1 MUNFRADA
SUBDIVISION REPLAT

N90°00'00"W
10.00'

MILO DRIVE
50' RIGHT-OF-WAY
PLAT BOOK 9 PAGE 37

50'

LOT 4
MUNFRADA SUBDIVISION

1321.90'

BASIS OF BEARING S 00°00'00" W

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 means for establishing or verifying property boundary lines.

AREA OF PERMANENT EASEMENT:
1492.88 SQ. FT.

DRAWN BY: JAH
DATE: 3-13-2003
SCALE: 1" = 40'
APPR. BY: TW
FILE NO. XIBIT.DWG

MILO DRIVE
2945-261-30-001
RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION