

ZAG0125R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: MICHAEL G. ZAGRZEBSKI AND CHRISTINE M. HAHN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 695 25 ROAD, GRAND JUNCTION

PARCEL NO.: 2945-041-00-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

GRANT OF DRAINAGE EASEMENT

2020923 10/19/01 0313PM
MONIKA TODD CLK&REC MESA COUNTY Co
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

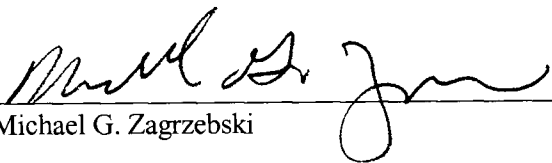
Michael G. Zagrzebski and Christine M. Hahn, Grantors, for and in consideration of the sum of Eight Thousand Eight and 79/100 Dollars (\$8,008.79), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Drainage 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:

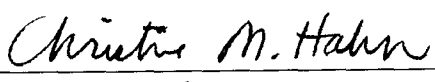
Commencing at the Northeast Corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the north line of the Northeast ¼ of said Section 4 to bear N 89°58'04" W with all bearings contained herein being relative thereto; thence N 89°58'04" W along the north line of the Northeast ¼ of said Section 4 a distance of 240.01 feet to the **True Point of Beginning**; thence leaving the north line of the Northeast ¼ of said Section 4, S 84° 03'31" E a distance of 172.17 feet; thence S 44°58'04" E a distance of 54.79 feet; thence S 00°02'21" W a distance of 16.00 feet; thence N 89°57'39" W a distance of 100.00 feet; thence S 00°02'21" W a distance of 10.00 feet; thence N 89°57'39" W a distance of 35.00 feet; thence N 81°44'22" W a distance of 121.25 feet; thence N 00°01'56" E a distance of 65.00 feet to a point on the north line of said Section 4; thence along said north line, S 89°58'04" E a distance of 45.00 feet to the Point of Beginning, containing 16,017.57 square feet as described herein and as depicted on **Exhibit "B"** attached hereto and incorporated herein by reference.

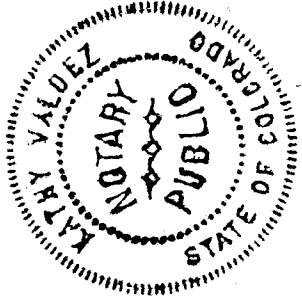
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees 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. 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 that they have good title to the aforescribed 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 15 day of Oct, 2001.


Michael G. Zagrzebski

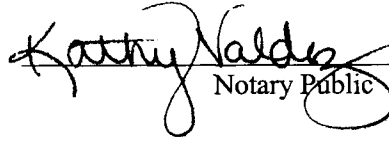

Christine M. Hahn



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15 day of Oct, 2001,
by Michael G. Zagrzebski and Christine M. Hahn.

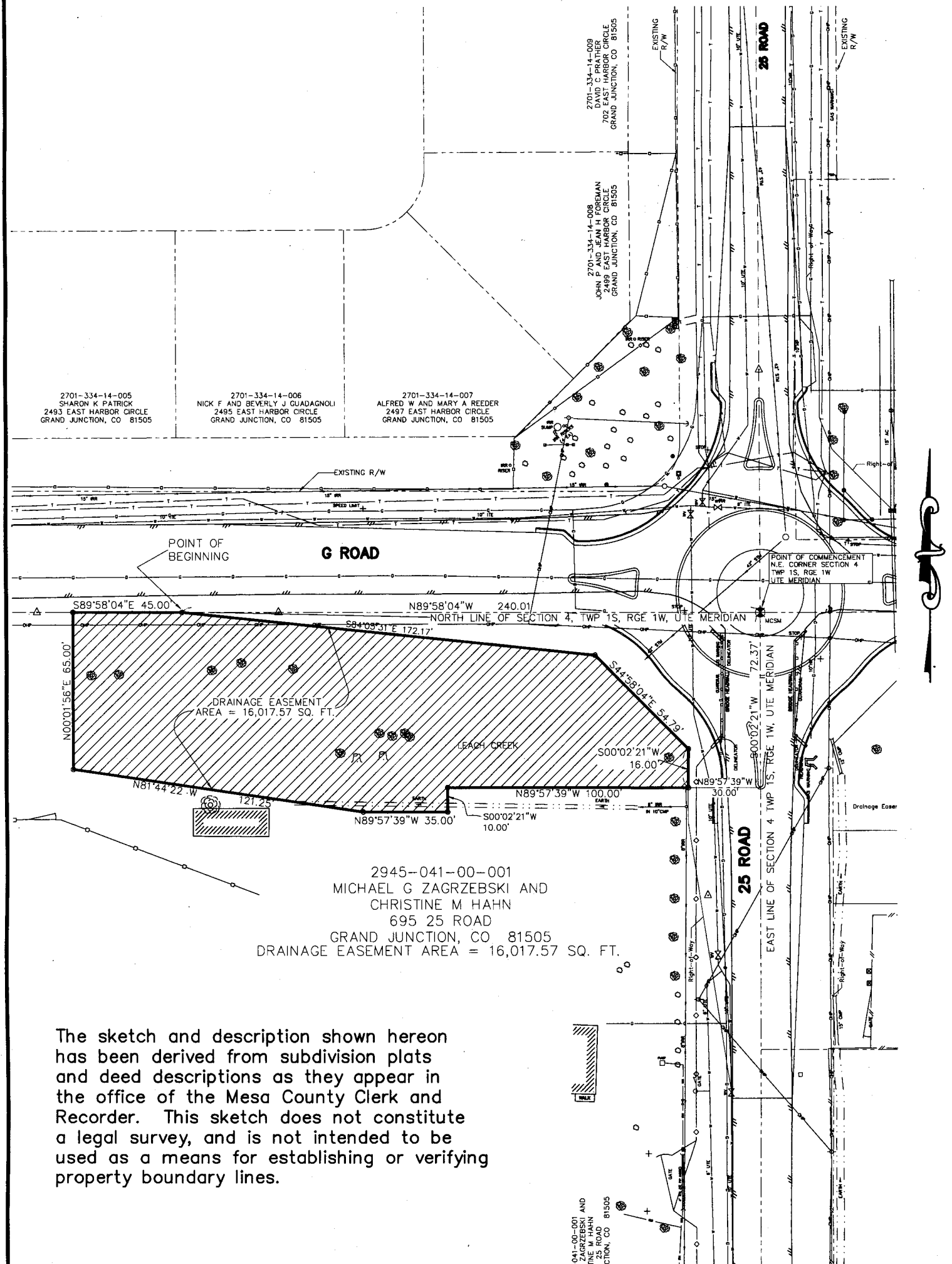
My commission expires: 4.21.04
Witness my hand and official seal.



Notary Public

D:\drawing\Peter\25&G Road\1006dwg.dwg 10/03/01 11:33:44 AM MDT

EXHIBIT "B"



2945-041-00-001
 MICHAEL G ZAGRZEBSKI AND
 CHRISTINE M HAHN
 695 25 ROAD
 GRAND JUNCTION, CO 81505
 DRAINAGE EASEMENT AREA = 16,017.57 SQ. FT.

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: P.T.K.
 DATE: 08-21-2001
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO: 1006.DWG

EASEMENT DESCRIPTION MAP

S.W. CORNER 25 RD AND G RD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION