

ZEP06DRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	ZEPPELIN INVESTMENTS, LLC.
PURPOSE:	DRAINAGE EASEMENT
ADDRESS:	3024 D ½ ROAD
TAX PARCEL NO.:	2943-162-00-031
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	1977
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

RECEPTION #: 2349056, BK 4294 PG 510 11/16/2006 at
10:50:59 AM, 1 OF 3, R \$15.00 S \$1.00 Doc Code:
EASEMENT
Janice Ward, Mesa County, CO CLERK AND
RECORDER

3 PAGE DOCUMENT

GRANT OF EASEMENT

Zeppelin Investments, LLC, a Colorado limited liability company, Grantor, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 Drainage Easement for the installation, operation, maintenance, repair and replacement of drainage facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land for Drainage Easement purposes described as follows:

The north 35 feet of the South 65 feet of the East 25 feet of the SW1/4 NW1/4 Section 16 in Township One South, Range One East of the Ute Meridian, Mesa County, Colorado.

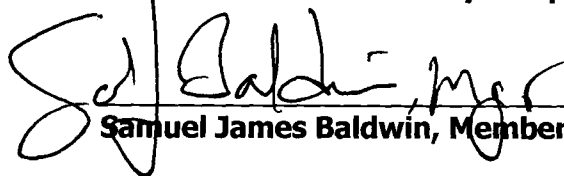
containing 875.0 square feet, more or less as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of perpetual ingress and egress for workers and equipment to survey, improve, 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 drainage 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 covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easement and the rights herein conveyed.
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 15th day of November, 2006.

Zeppelin Investments, LLC
a Colorado limited liability company,

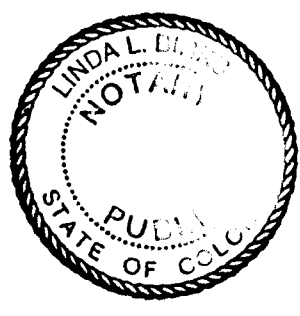

Samuel James Baldwin, Member

11:59:29 AM
11/14/2006
Zeppelin Drainage Easement.doc

State of Colorado)
)ss.
County of Mesa)


The foregoing instrument was acknowledged before me this 15th day of November, 2006, by **Zeppelin Investments, LLC, a Colorado limited liability company**, Samuel James Baldwin, Member.

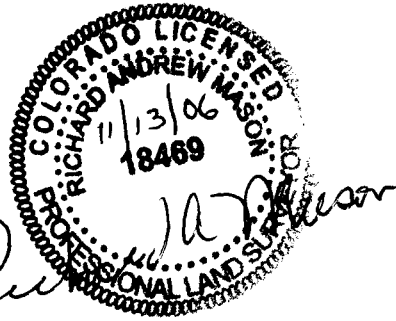
My commission expires 11-12-2009.
Witness my hand and official seal.



Linda L. Birk
Notary Public

LEGEND & ABBREVIATIONS

- C CENTER
- LS LICENSED SURVEYOR
- MCSM  MESA COUNTY SURVEY MARKER
- MESA CO MESA COUNTY
- LCS LOCAL COORDINATE SYSTEM
- NO. NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- T TOWNSHIP
- U.M. UTE MERIDIAN



MCSM NO. 1657
(STAMPED LS 18469)
NW 1/16 CORNER
SECTION 16
T1S, R1E, U.M.



1" = 40'

PHOENIX PROPERTIES LLC
2943-162-00-030
BOOK 4173 PAGE 535
3022 D1/2 ROAD

EAST LINE SW1/4 NW1/4
SECTION 16

2943-162-00-031
ZEPPELLIN INVESTMENTS LLC
3024 D 1/2 ROAD
BOOK 4211 PAGE 743

SW1/4 NW1/4

**DRAINAGE
EASEMENT**
875.0 SQ. FT.
0.02 ACRES

MCSM NO. 8-1
W1/4 CORNER
SECTION 16
T1S, R1E, U.M.

DODGE STREET
(R.O.W. FROM PLAT BOOK 13 PAGE 524)
KOOS TRI-STAR
SOUTH LLC
BOOK 4097
PAGE 292

D 1/2 ROAD

N 89°56'21" E 1321.26'

F.A. MARTZ & FAMILY TRUST
BOOK 3427 PAGE 472

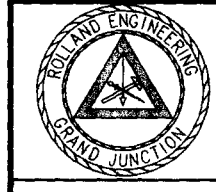
MCSM NO. 805
C-W1/16 CORNER
SECTION 16
T1S, R1E, U.M.

ROAD
30 1/4

CHEROKEE
VILLAGE WEST
RECEPTION
NO. 1333831

Basis of Bearing Statement

Basis of bearings is N00°01'09"W 1319.64 feet between a Mesa County Survey Marker for the West 1/16 Corner on the south line of the NW1/4 of Section 16 and a Mesa County Survey Marker for the NW1/16 Corner of Section 16, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado. (Derived from MesaCo LCS)



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\5075\5075EXHDRAIN.DWG			
EXHIBIT DRAINAGE EASEMENT			
SW1/4 NW1/4 OF SECTION 16 T1S, R1E OF THE UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
LC	RAM	5075	1
Drawn	Date	Rv	Of
LC	11/10/06		1

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