

GRF04D5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF CONTRACTOR: DEAN L AND VERONA A GRIFFITH

SUBJECT/PROJECT: 3291 D ½ ROAD, PERPETUAL DRAINAGE
EASEMENT FOR THE REPLACEMENT OF STORM
WATER DRAINAGE FACILITIES.

PARCEL #: 2943-144-95-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

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

2185391 BK 3623 PG 78-79
04/05/2004 04:30 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF DRAINAGE EASEMENT

Dean L. Griffith and Verona A. Griffith, Grantors, for and in consideration of the sum Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed and by these presents do 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 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 the NW ¼ of the SE ¼ of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the East line of the NW ¼ SE ¼ of said Section 29 to bear S 00°04'34" E with all bearings contained herein being relative thereto; thence S 00°04'34" E along the East line of the NW ¼ SE ¼ of said Section 29 a distance of 40.0 feet to the Point of Beginning; thence S 00°04'34" E along the East line of the NW ¼ SE ¼ of said Section 29 a distance of 121.61 feet; thence leaving the East line of the NW ¼ SE ¼ of said Section 29, 64.64 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 172.00 feet, a central angle of 21°31'55", and a long chord bearing N 10°50'21" W a distance of 64.26 feet; thence N 00°04'34" W a distance of 58.48 feet; thence N 89°54'00" E a distance of 12.00 feet to the Point of Beginning.

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 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. 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 05 day of 04, 2004.

By: Dean L. Griffith
Dean L. Griffith

By: Verona A. Griffith
Verona A. Griffith

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of April, 2004, by Dean L. Griffith and Verona A. Griffith.

My commission expires: 7/2/05.

Witness my hand and official seal.



Esther Piper
Notary Public