

CHN0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: ELECTRIC & TELECOMMUNICATIONS EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: ABBEY LYNN CHANNEL

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 525  
29 ROAD - LOT 1, BLOCK 2 OF EPPS SUBDIISION

PARCEL NO.: 2943-074-11-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Res: Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2076082 09/13/02 1027AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF ELECTRONIC AND TELECOMMUNICATIONS EASEMENT**

Abbey Lynn Channel, Grantor, for and in consideration of the sum of Forty Five and 00/100 Dollars (\$45.00), 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, for the use and benefit of Grantee and for the use and benefit of the Public Utilities, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of Electric and Telecommunications facilities on, along, over, under, through and across the following described parcel of land, to wit:

A tract or parcel of land for Electric and Telecommunication Easement purposes, being a part of Lot 1, Block 2 of Epps Subdivision, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, said Easement being more particularly described as follows, to wit:

The West 3.00 feet of the East 10.00 feet of the South 10.00 feet of said Lot 1;  
containing 30.00 square feet 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 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 utility 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 structure or any other item or fixture which may be detrimental to the facilities of Grantee or the Public Utilities, 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 agrees that Grantees' utilization of the herein described Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantor hereby covenants with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant the herein described Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

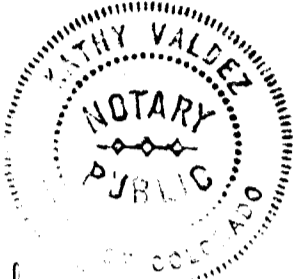
Executed and delivered this 10 day of Sept, 2002.

  
Abbey Lynn Channel

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of Sept, 2002, by Abbey Lynn Channel.

My commission expires: 4-21-04  
Witness my hand and official seal.



Kathy Valdez  
Notary Public

