

COL06GRN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	LINDA COLE
PURPOSE:	EASEMENT FOR ELECTRIC AND TELECOMMUNICATIONS FACILITIES
ADDRESS:	314 W GRAND AVE
PARCEL NO:	2945-151-05-007
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT**

Linda Cole, Grantor, for and in consideration of the sum Sixty-Three and 00/100 Dollars (\$63.00) 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, the herein described 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 parcel of land for an electric and telecommunication easement located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

The East 5 feet of the North 5 feet of Lot 15, Block 4, Carpenter's Subdivision No. 2, as same is filed in Plat Book 1, Page 14, in the office of the Mesa County Clerk and Recorder.

Containing 25.00 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 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.

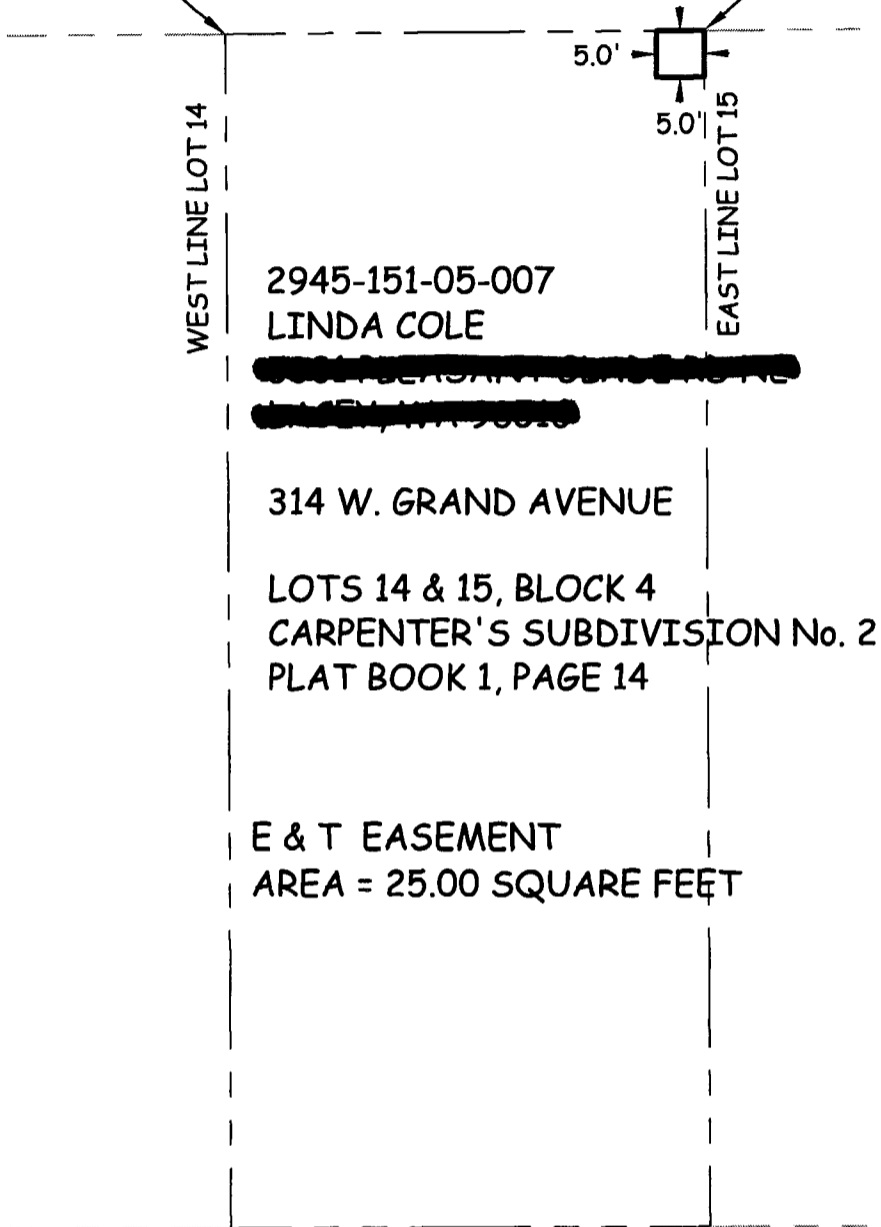


# EXHIBIT "A"

ALLEY (20' RIGHT OF WAY)

NW COR LOT 14

NE COR LOT 15



W. GRAND AVENUE ( RIGHT OF WAY VARIES)

**ABBREVIATIONS**

BLK	BLOCK
NW	NORTHWEST
COR	CORNER
NE	NORTHEAST
E&T	ELECTRIC & TELECOMMUNICATION

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: MG  
 DATE: 06-28-2006  
 SCALE: 1" = 20'  
 APPR. BY: PTK

LINDA COLE  
 E & T EASEMENT  
 2945-151-05-007

