

GSC03245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: CHIPETA GIRL SCOUT
COUNCIL

PURPOSE: UTILITIES EASEMENT - PERPETUAL EASEMENT
FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND
REPLACEMENT OF UTILITIES AND APPURTENANCES

ADDRESS: ALONG THE EAST SIDE OF 24 ½ ROAD -
ADJACENT TO 580 24 ½ ROAD - LOT 1 DURHAM CENTER SUBDIVISION

PARCEL#: 2945-091-03-976

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

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

2178481 BK 3594 PG 51
02/25/2004 01:22 PM
Janice Ward CLK/REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF PUBLIC UTILITIES EASEMENT

CHIPETA GIRL SCOUT COUNCIL, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does 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 Public Utilities Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, on, along, over, through and across the following described premises, to wit:

The West 20.0 feet of Lot 1 of Durham Center, situate in the Northeast ¼ of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 54 in the office of the Mesa County Clerk and Recorder.

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, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.

Grantor hereby further 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 claiming by, through or under Grantor.

Executed and delivered this 23rd day of February, 2003.

Attest:

CHIPETA GIRL SCOUT COUNCIL,
a Colorado non-profit corporation, Grantor:

By: Terry Porter
Secretary

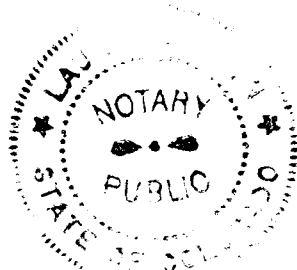
By: Kathleen Kain
President

By: Susan J. Conry
Executive Director

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of February, 2003, by Kathleen Kain as President, Susan J. Conry as Executive Director, and by Terry Porter Attesting as Secretary of Chipeta Girl Scout Council, a Colorado non-profit corporation.

My commission expires 7/5/05
Witness my hand and official seal.



Laura Johnson
Notary Public