

HUK02EPP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF ELECTRIC AND TELECOMMUNICATIONS  
EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: DIANNE HAUCK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 339  
EPPS DRIVE - LOT 1 OF BLOCK 1 OF EPPS SUBDIVISION

PARCEL NO.: 2943-074-12-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## GRANT OF ELECTRONIC AND TELECOMMUNICATIONS EASEMENT

Dianne Hauck, 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 Perpetual Electronic and Telecommunication Easement purposes, situate in the Southeast  $\frac{1}{4}$  (SE  $\frac{1}{4}$ ) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Southeast Corner of Lot 1, Block 1 of Epps Subdivision, situate in the SE  $\frac{1}{4}$  of said Section 7 as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE  $\frac{1}{4}$  of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto;

thence S 89°56'20" W along the south boundary line of said Lot 1 a distance of 7.00 feet to the Point of Beginning;

thence S 89°56'20" W along the south boundary line of said Lot 1 a distance of 3.00 feet;

thence leaving the south boundary line of said Lot 1, N 00°03'46" W a distance of 10.00 feet;

thence N 89°56'20" E a distance of 3.00 feet;

thence S 00°03'46" E a distance of 10.00 feet to the Point of Beginning,

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.

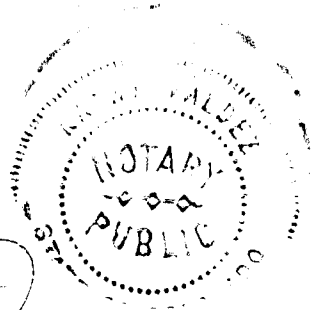
Executed and delivered this 18 day of September, 2002.

Dianne Hauck  
Dianne Hauck

State of Colorado )  
                          )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of Sept., 2002, by Dianne Hauck.

My commission expires: 2-21-04  
Witness my hand and official seal.



Kathy Valdez  
Notary Public

