

JAR04255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (GRANT OF STREET LIGHT)**

NAME OF CONTRACTOR: PATRICIA I. JARVIS

SUBJECT/PROJECT: PERPETUAL EASEMENT FOR THE INSTALLATION,
OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A STREET
LIGHT TOGETHER WITH FACILITIES APPURTENANT THERETO, ON,
ALONG, OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING
DESCRIBED PARCEL OF LAND LOCATED AT 25.5 ROAD

TAX PARCEL#: 2945-102-00-153

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

2183793 BK 3615 PG 022-004
03/26/2004 01:27 PM
Janice Ward CLK/REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF STREET LIGHT EASEMENT

Patricia I. Jarvis, Grantor, for and in consideration of the sum of Twenty-Two and 50/100 Dollars (\$22.50), 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 of Grantee and for the use of the Public Utilities, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of a street light together with facilities appurtenant thereto, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for a perpetual easement purposes lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the NE 1/4 NW 1/4 of said Section 10 and assuming the East line of the NE 1/4 NW 1/4 of said Section 10 bears N 00°03'04" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'04" E along the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 605.00 feet; thence N 89°56'56" W a distance of 30.00 feet to a point on the West right of way for 25-1/2 Road, as same is described in Book 685, Page 149, Public Records of Mesa County, Colorado; thence N 00°03'04" E along said West right of way, being a line 30.00 feet West of and parallel with the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 172.04 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°56'56" W a distance of 5.00 feet; thence N 00°03'04" E along a line 5.00 feet West of and parallel with the West right of way for said 25-1/2 Road a distance of 5.00 feet; thence S 89°56'56" E a distance of 5.00 feet to a point on the West right of way for said 25-1/2 Road; thence S 00°03'04" W along said West right of way, a distance of 5.00 feet, more or less, to the Point of Beginning.

CONTAINING 25.0 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 considerations 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 structures or any other item or fixture which might be detrimental to the street light and appurtenant facilities situate therein, or which might act to 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 this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

3/26/04
8:14 AM
H:\ROW\25_5 Road\Documents\JarvisStreet LightPE.doc

Executed and delivered this 26th day of March, 2004.

Patricia I. Jarvis
Patricia I. Jarvis

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26th day of March, 2004, by Patricia I. Jarvis.

My commission expires 3.3.05.
Witness my hand and official seal.

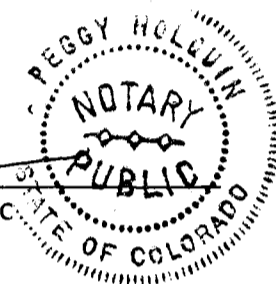
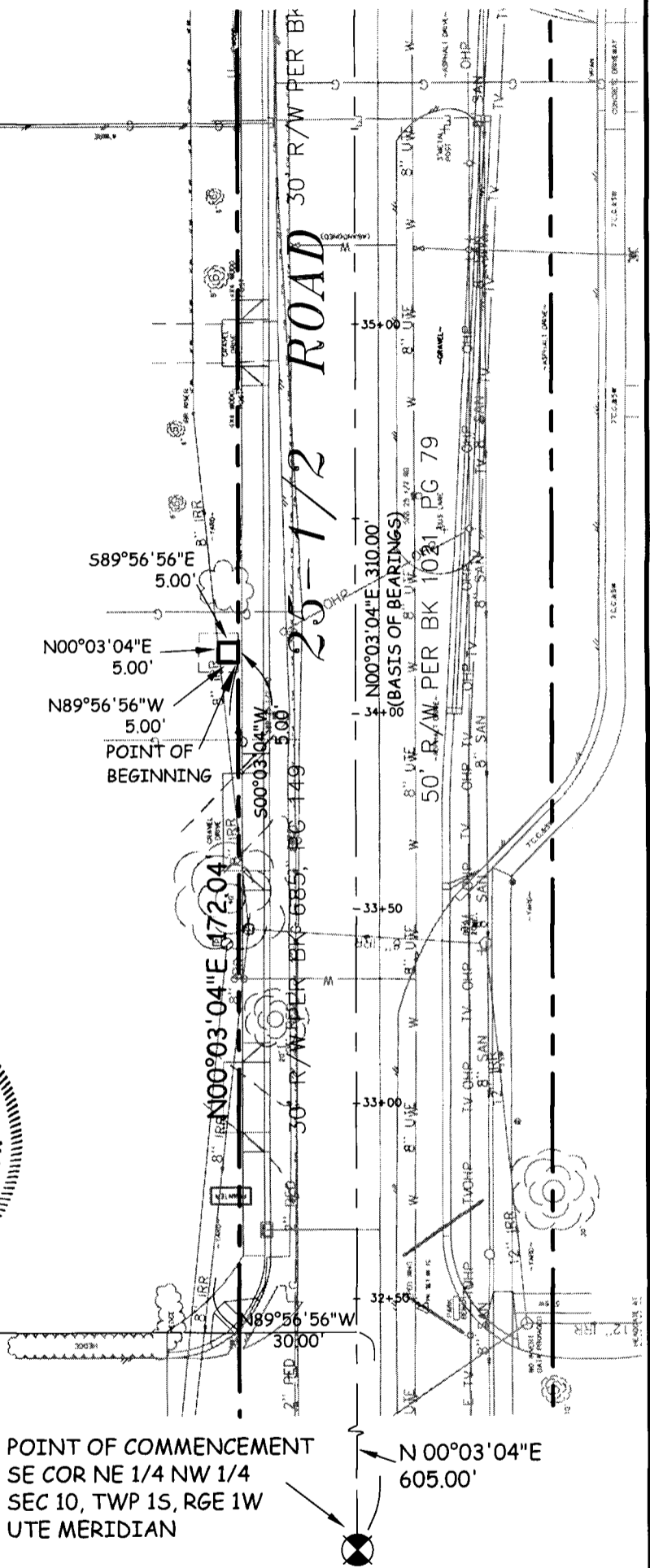
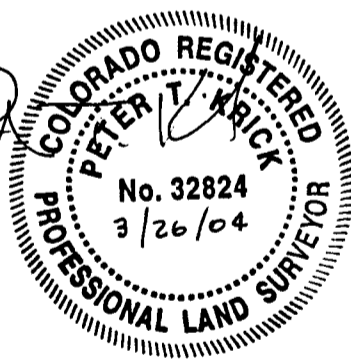
Peggy Holquin
Notary Public


EXHIBIT "A"

PATRICIA I. JARVIS
 2945-102-00-153
 STREET LIGHT
 EASEMENT AREA = 25.0 SQ. FT.



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.

POINT OF COMMENCEMENT
 SE COR NE 1/4 NW 1/4
 SEC 10, TWP 15, RGE 1W
 UTE MERIDIAN

REVISED: 3-26-2004

DRAWN BY: P.T.K.
 DATE: 12-24-2003
 SCALE: 1" = 40'
 APPR. BY: TW

25.5 ROAD
 STREET LIGHT EASEMENT
 PATRICIA I. JARVIS
 2945-102-00-153

CITY OF **grand junction** COLORADO
 serving the community together