

JAR04EAS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (GRANT OF ELECTRIC AND TELECOMMUNICATIONS)**

NAME OF CONTRACTOR: PATRICIA I. JARVIS

SUBJECT/PROJECT: 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, 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 5<sup>th</sup> Street  
Grand Junction, CO 81501

2183792 BK 3615 PG 819-821  
03/26/2004 01:27 PM  
Janice Ward CLKAREC Mesa County  
RecFee \$15.00 SurChs \$1.00  
DocFee EXEMPT

### GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

Patricia I. Jarvis, Grantor, for and in consideration of the sum Ninety and 00/100 Dollars (\$90.00) 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 certain perpetual utility easement 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:

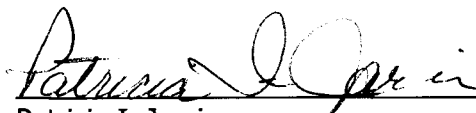
COMMENCING at the Southeast corner of the NE 1/4 NW 1/4 of said Section 10 and assuming the East line of the NE 1/4 NW 1/4 of said Section 10 bears N 00°03'04" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'04" E along the East line 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 300.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°56'56" W a distance of 10.00 feet; thence N 00°03'04" E along a line 10.00 feet West of and parallel with the West right of way for said 25-1/2 Road a distance of 10.00 feet; thence S 89°56'56" E a distance of 10.00 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 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 100.0 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 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.

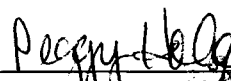
Executed and delivered this 26<sup>th</sup> day of March, 2004.

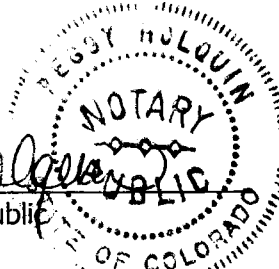
  
Patricia I. Jarvis

State of Colorado            )  
  )ss.  
County of Mesa             )

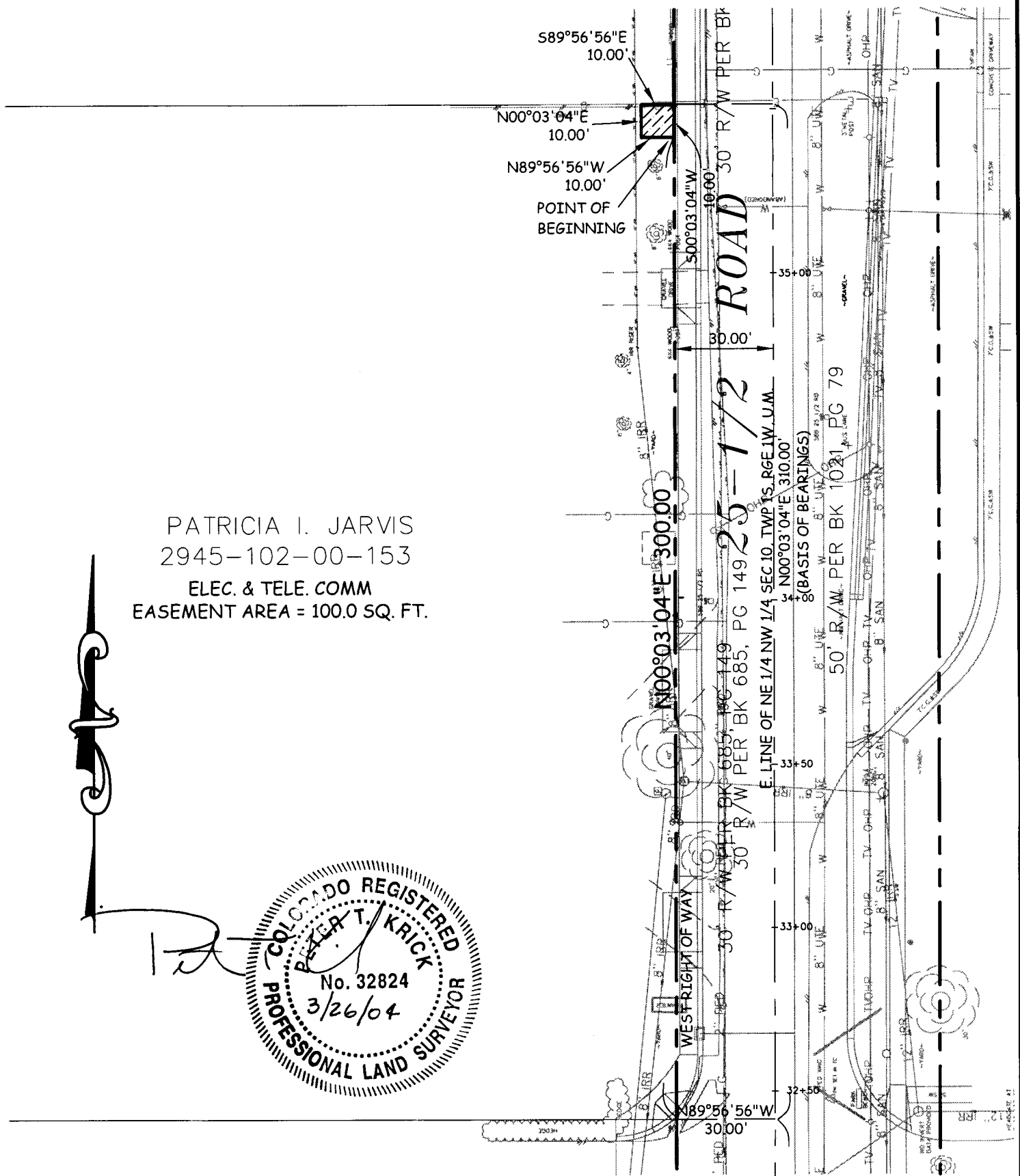
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2004, by Patricia I. Jarvis.

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

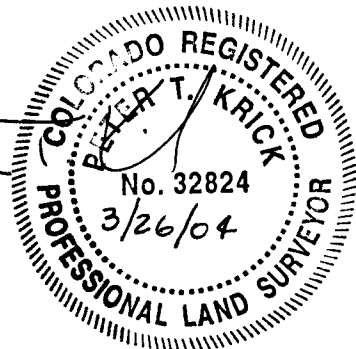
  
Notary Public



# EXHIBIT "A"



PATRICIA I. JARVIS  
 2945-102-00-153  
 ELEC. & TELE. COMM  
 EASEMENT AREA = 100.0 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

N 00°03'04"E  
 605.00'

REVISED: 3-26-2004

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

25.5 ROAD  
 ELEC. AND TELECOMMUNICATION EASEMENT  
 PATRICIA I. JARVIS  
 2945-102-00-153

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

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