

RBN02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: ELECTRIC AND TELECOMMUNICATIONS

NAME OF PROPERTY OWNER OR GRANTOR: DOROTHY J. ROBBINS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 162 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO.: 2945-104-00-081

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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

BOOK 3030 PAGE 733
2043090 02/28/02 0153PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF ELECTRIC AND TELECOMMUNICATION EASEMENT

Dorothy J. Robbins, Grantor, for and in consideration of the sum of Ninty 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, 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 certain perpetual easement lying in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 10, Township 1 South, Range 1 West of the Use 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 Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section 10, and considering the South line of the NE ¼ SE ¼ of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE ¼ SE ¼, a distance of 338.50 feet; thence N 00°14'17" W a distance of 1.00 feet to the TRUE POINT OF BEGINNING; thence continuing N 00°14'17" W a distance of 8.00 feet; thence S 89°56'21" E a distance of 5.00 feet; thence S 00°14'17" E a distance of 8.00 feet; thence N 89°56'21" W a distance of 5.00 feet, more or less, to the POINT OF BEGINNING.

Containing 40.00 square feet (0.0009 Acres), 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 Easements; 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 28th day of February, 2002.

Dorothy J. Robbins
Dorothy J. Robbins

State of)
)ss.
County of)

The foregoing instrument was acknowledged before me this 28th day of February, 2002, by Dorothy J. Robbins.

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

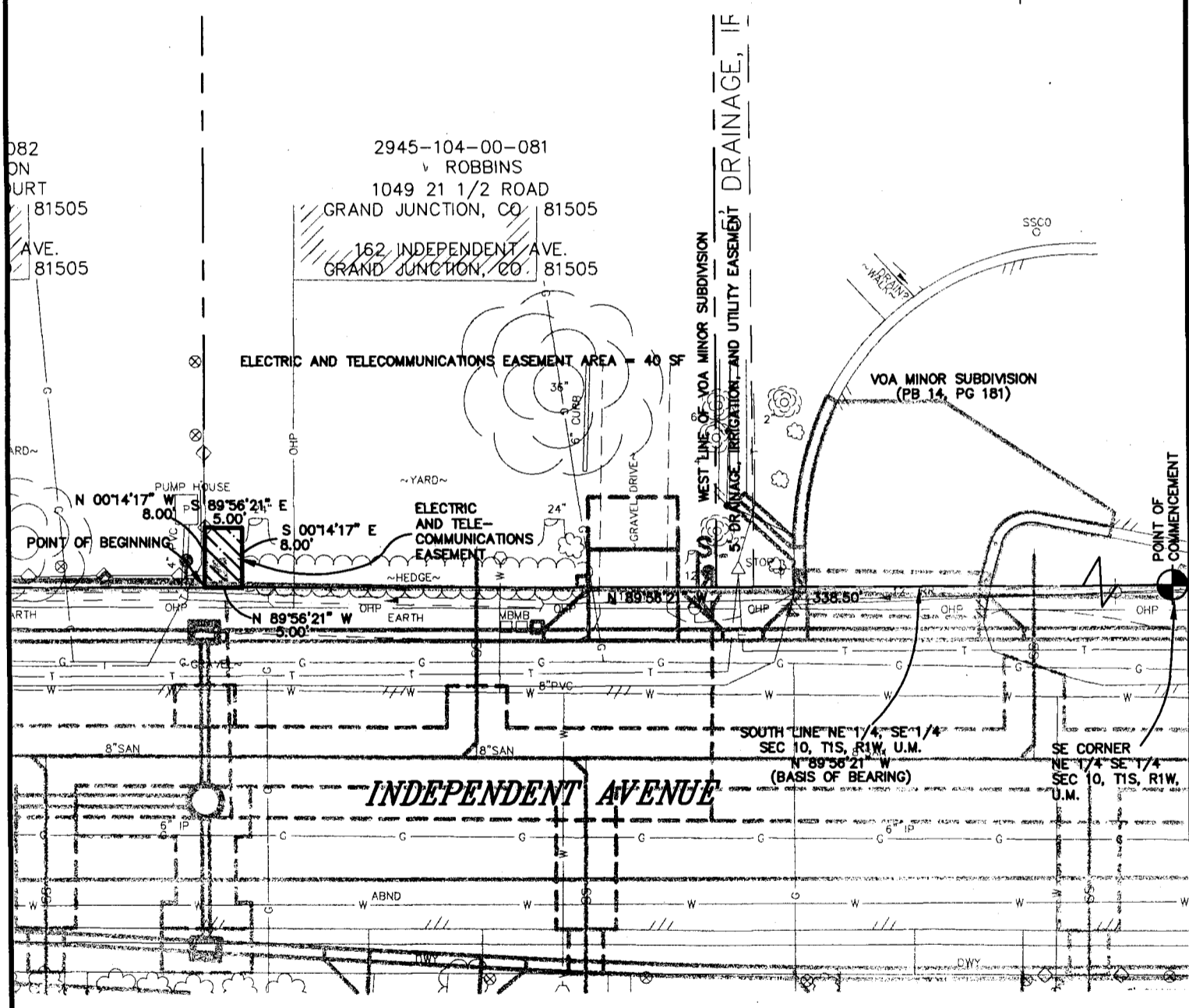
Peggy Holquin
Notary Public



The foregoing legal description was prepared by Peter T. Krick, 250 North 5th Street, Grand Junction, Colorado 81501.

D:\Land Projects 3\INDEPNT\dwg\ROW\ROW.DWG, 2945-104-00-081-ELECT-TELE, 02/28/2002 10:37:13 AM, \CITYGJ-TREEPW-Color\Asst-P.Tech\ical-Services.CityHall.CityGJ

EXHIBIT "A"



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 means for establishing or verifying property boundary lines.

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO. ROW.DWG

**INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP**

**DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION**