

ROB02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: INSTALLATION OF STREET LIGHT FACILITIES

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

2043091 02/28/02 0153PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF STREET LIGHT EASEMENT

Dorothy J. Robbins, Grantor, for and in consideration of the sum of Ninety and 00/00 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 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 lying in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) 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 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 270.00 feet; thence leaving said South line, N 00°14'17" W a distance of 1.00 feet to the TRUE POINT OF BEGINNING; thence N 89° 56'21" W a distance of 5.00 feet; thence 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, 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 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 Grantee's utilization of the Easement and the rights herein conveyed 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.

Executed and delivered this 20th day of February, 2002.

Dorothy J. Robbins
Dorothy J. Robbins

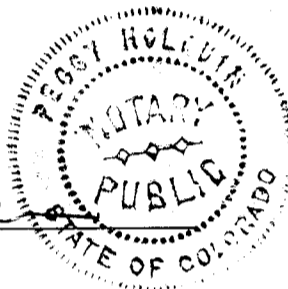
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of February, 2002, by Dorothy J. Robbins.

My commission expires 3.3.05.

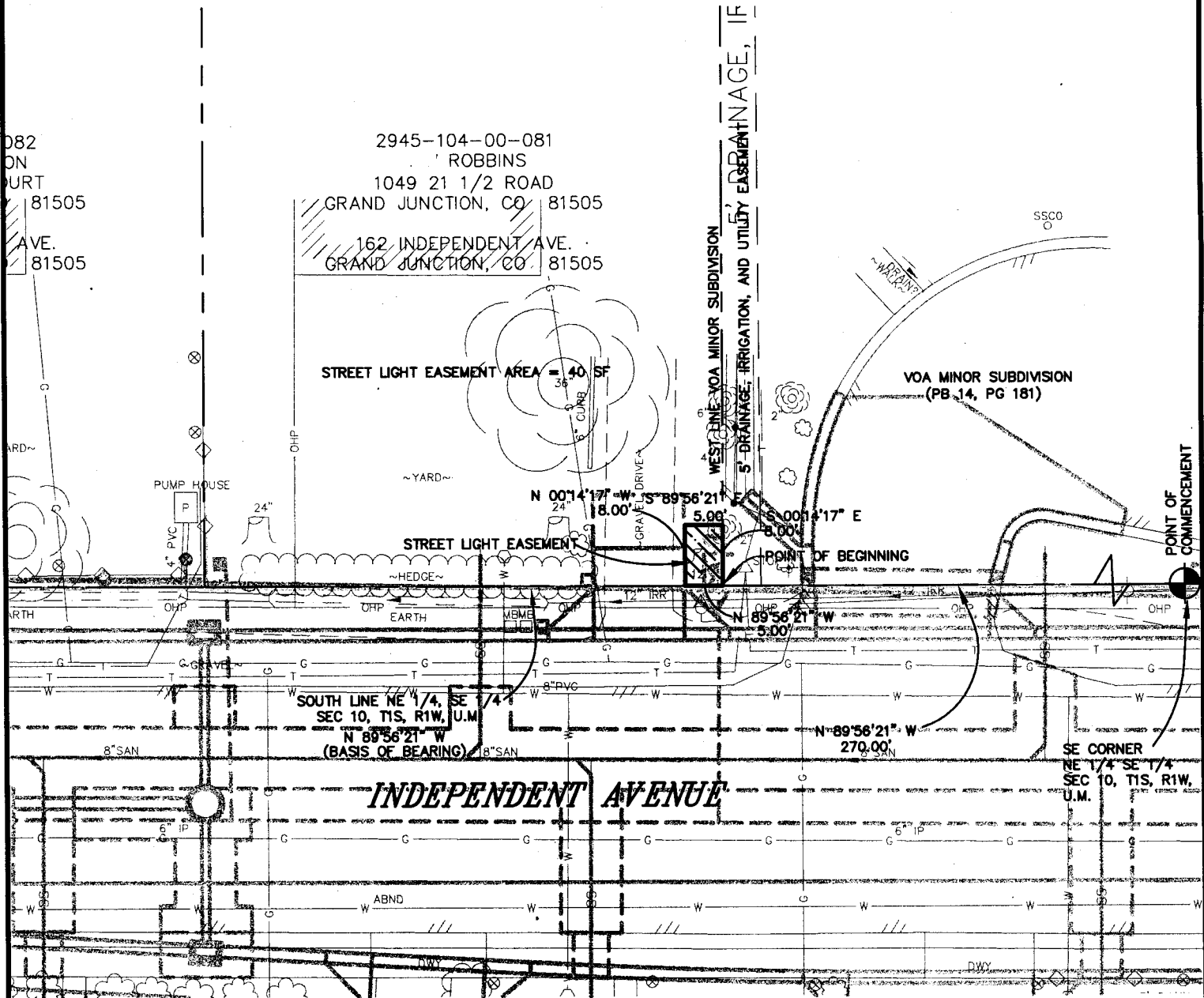
Witness my hand and official seal.

Peggy Holguin
Notary Public



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

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**