

SEN03BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF ELECTRIC AND TELECOMMUNICATIONS

NAME OF PROPERTY OWNER OR GRANTOR: FOUNDATION FOR SENIOR
CITIZENS, INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 999
BOOKCLIFF AVENUE - BLOCK 2 - PLAT OF NORTH MONTEREY PARK

PARCEL NO.: 2945-111-14-977

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

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

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2118446 04/24/03 0229PM
JANICE WARD CLK® MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

Foundation for Senior Citizens, Inc., a Colorado Non-Profit Corporation, Grantor, for and in consideration of the sum of Three Hundred and 00/100 Dollars (\$300.00), 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, to 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 parcels of land, to wit:

A certain perpetual easement lying in the Southeast Quarter of the Northeast Quarter (SE¹/₄ NE¹/₄) of Section 11, 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:

BEGINNING at the Northwest corner of Block 2, Plat of North Monterey Park, as same is recorded in Plat Book 9, Page 91, Public Records of Mesa County, Colorado, and considering the South line of the Northeast Quarter of the Northeast Quarter (NE¹/₄ NE¹/₄) of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear S89°57'58"E with all bearings contained herein being relative thereto; thence, from said Point of Beginning, S 89°57'58" E along the North line of said Block 2, a distance of 10.00 feet; thence S 00°02'02" W a distance of 7.00 feet; thence N 89°57'58" W along a line 7.00 feet South of a parallel with the North line of said Block 2, a distance of 10.01 feet to a point on the West line of said Block 2; thence N 00°08'02" E, along said West line of Block 2, a distance of 7.00 feet, more or less, to the Point of Beginning.

Containing 70.0 square feet (0.0016 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 it has good title to the aforescribed premises; that it has good and lawful right to grant the herein described Easement; that it 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 24th day of April, 2003.

Foundation for Senior Citizens, Inc.,
a Colorado Non-Profit Corporation

By:

Michael Livingston
President

Attest:

Margaret J. Simonson
Vice President

State of Colorado)
County of Asa)ss.

The foregoing instrument was acknowledged before me this 24th day of April, 2003, by J. Richard Livingston President, and attested to by Margaret J. Simonson, Vice President, of Foundation for Senior Citizens, Inc., a Colorado Non-Profit Corporation.



My commission expires: March 4, 2005
In witness my hand and official seal.

Marge Baxter
Notary Public

