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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOCUMENT RE-RECORDED TO CORRECT LEGAL DESCRIPTION)

PURPOSE: ELECTRIC AND TELECOMMUNICATIONS FACILITIES (EASEMENT PARCELS A, B AND C ON, ALONG, OVER, UNDER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED PARCELS OF LAND

NAME OF AGENCY OR CONTRACTOR: NINA B. SIMPSON AND ROBERT T. SIMPSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 830 INDEPENDENT AVENUE - THREE PARCELS BLOCK 5 OF WEST LAKE PARK SUBDIVISION

PARCEL #: 2945-104-01-006

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

3 PAGE DOCUMENT

BOOK 3320 PAGE 558

2114222 04/04/03 0908AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
~~DOCUMENTARY FEE \$EXEMPT~~

**GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT
DOCUMENT RE-RECORDED TO CORRECT LEGAL DESCRIPTION**

Nina B. Simpson and Robert T. Simpson, Grantors, for and in consideration of the sum of Four Hundred Ninety-Five and 00/100 Dollars (\$495.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Easements for the installation, operation, maintenance, repair and replacement of Electric and Telecommunications facilities (Easement Parcels 'A' 'B' and 'C'), on, along, over, under, through and across the following described parcels of land, to wit:

Easement Parcel 'A'

A certain Perpetual Easement lying in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) 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 Block 5, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91, Public Records of Mesa County, Colorado, and considering the South line of said Block 5 to bear N 89°58'48" W with all bearings contained herein being relative thereto; thence N 89°58'48" W along said South line, a distance of 234.45 feet to the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, continuing N 89°48'58" W along the South line of said Block 5, a distance of 10.00 feet; thence N 00°01'12" E a distance of 10.00 feet; thence S 89°58'48" E a distance of 10.00 feet; thence S 00°01'12" W a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

Containing 100.00 square feet (0.0023 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference; AND ALSO

Easement Parcel 'B'

A certain Perpetual Easement lying in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) 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 Block 5, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91, Public Records of Mesa County, Colorado, and considering the South line of said Block 5 to bear N 89°58'48" W with all bearings contained herein being relative thereto; thence N 89°58'48" W along said South line, a distance of 98.75 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continuing N 89°58'48" W along the South line of said Block 5, a distance of 5.00 feet; thence N 00°01'12" E a distance of 10.00 feet; thence S 89°58'48" E a distance of 5.00 feet; thence S 00°01'12" W a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

Containing 50.00 square feet (0.0011 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference; AND ALSO

Easement Parcel 'C'

A certain Perpetual Easement lying in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) 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 Block 5, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91, Public Records of Mesa County, Colorado, and considering the South line of said Block 5 to bear N 89°58'48" W with all bearings contained herein being relative thereto; thence N 89°58'48" W along the South line of said Block 5, a distance of 5.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continuing N 89°58'48" W along the South line of said Block 5, a distance of 5.00 feet; thence leaving said South line, N00°01'12"E a distance of 10.00 feet; thence S 89°58'48" E a distance of 5.00 feet; thence S 00°01'12" W a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

Containing 50.00 square feet (0.0011 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 Easements, 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. Grantors shall have the right to use and occupy the real property burdened by these Easements 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 Grantors hereby covenant with Grantee that the Easement areas 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 areas.
2. Grantee agrees that Grantees' utilization of the herein described Easements shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant the herein described Easements; that they 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 3rd day of April, 2003.

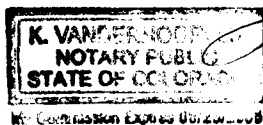
Nina B. Simpson
Nina B. Simpson

Robert T. Simpson
Robert T. Simpson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3 day of April, 2003, by Nina B. Simpson and Robert T. Simpson.

My commission expires: June 23, 2006
Witness my hand and official seal.



[Signature]
Notary Public

N:\LandProf\Indepdnt\dwg\ROW\ROW.DWG, 2945-104-01-006-PSCO, 01/08/2003 10:44:10 AM,
 \CITY\GU-TREE\VPW-Color\Laser-P-Technical-Services-CityHall-CityGJ

EXHIBIT "A"

BASS STREET

WEST RIGHT OF WAY LINE
 EAST LINE OF BLOCK 6

ELECT. & TELECOMMUNICATIONS EASEMENT (C)

5'X10' US WEST TELECOMMUNICATIONS

EASEMENT (BK 2279, PG 972)

S 89°58'48" E 5.00'
 N 00°01'12" E 10.00'

LOT 1

N 89°58'48" W 98.75'

N 89°58'48" W 234.45'

S 00°01'12" W 10.00'

POINT OF COMMENCEMENT
 SE CORNER-BLOCK 6
 PLAT OF WEST LAKE PARK
 SUBDIVISION

S 89°58'48" W 5.00'

N 89°58'48" W 5.00'

POINT OF BEGINNING (C)

ELECT. & TELECOMMUNICATIONS EASEMENT (B)

S 89°58'48" E 5.00'

N 00°01'12" E 10.00'

LOT 2

S 00°01'12" W 10.00'

N 89°58'48" W 5.00'

POINT OF BEGINNING (B)

2945-104-01-006
 NINA B. AND ROBERT T SIMPSON
 567 22 1/2 ROAD
 GRAND JUNCTION, CO 81503
 830 INDEPENDENT AVE
 GRAND JUNCTION, CO 81505

ELECTRIC AND TELECOMMUNICATIONS EASEMENT (A) AREA = 100 SF
 ELECTRIC AND TELECOMMUNICATIONS EASEMENT (B) AREA = 50 SF
 ELECTRIC AND TELECOMMUNICATIONS EASEMENT (C) AREA = 50 SF
 STREET LIGHT EASEMENT AREA = 25 SF

BLOCK 5
 PLAT OF WEST LAKE PARK SUBDIVISION
 (PB 7, PG 91)

LOT 3

S 00°01'12" W 10.00'

N 89°58'48" W 5.00'

POINT OF BEGINNING (A)

ELECT. & TELECOMMUNICATIONS EASEMENT (A)

S 89°58'48" E 10.00'

N 00°01'12" E 10.00'

LOT 4

S 00°01'12" W 10.00'

N 89°58'48" W 10.00'

POINT OF BEGINNING (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.

LOT 5

S 00°01'12" W 5.00'

S 00°01'12" W 10.00'

N 89°58'48" W 67.64'

POINT OF BEGINNING

STREET LIGHT EASEMENT

S 89°58'48" E 5.00'

N 00°01'12" E 5.00'

EAST RIGHT OF WAY LINE

(BOOK 696, PG. 595)

25 1/2 ROAD

SW CORNER
 NW 1/4, SE 1/4
 SEC 10, T1S, R1W,
 U.M.

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO. ROW.DWG

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

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