

SMP99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: ST. MATTHEWS PARISH, A COLORADO NON-PROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT DATED FEBRUARY 24, 1999, FOR 27 ½ ROAD RECONSTRUCTION BETWEEN PATTERSON ROAD AND G ROAD - PARCEL NO. 2945-011-88-001 - LOT 1, BLOCK 4, KNOLLS SUBDIVISION, FILING 1

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1892286 03/10/99 1228PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

St. Matthews Parish, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Three Hundred Thirty Four and 23/100 Dollars (\$334.23), 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:

Commencing at the Northwest Corner of Lot 1, Block 4 of The Knolls Subdivision, Filing 1, situate in the Southwest 1/4 of the Northeast 1/4 (SW 1/4 NE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 15 at Pages 243 and 244 in the office of the Mesa County Clerk and Recorder, and considering the West line of the SW 1/4 NE 1/4 of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto; thence along a line which is common with the East right-of-way line for 27 1/2 Road and the West boundary line of said Lot 1, S 00°02'13" W a distance of 96.00 feet to the **True Point of Beginning**;

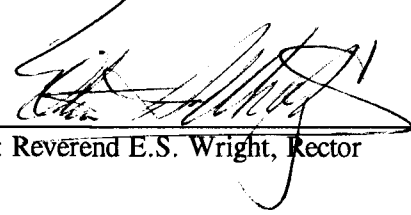
thence S 00°02'13" W along said common line a distance of 15.00 feet;
thence leaving said common line, S 89°57'47" E a distance of 15.00 feet;
thence N 00°02'13" E a distance of 15.00 feet;
thence N 89°57'47" W a distance of 15.00 feet to the Point of Beginning,
containing 225.07 square feet as described 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 Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantee's use of the easement shall be specifically limited to the installation, operation, maintenance, repair and replacement of underground electric and telecommunications facilities, including cabinets, switch boxes and pedestals appurtenant thereto. The easement rights herein granted do not include the right to expand utilization of the easement for any other purposes, including, but not limited to, the installation of broadcast towers and telecommunications antennae, unless such uses are authorized by subsequent conveyance instrument(s).
4. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons claiming under or through Grantor.

Executed and delivered this 24th day of FEBRUARY, 1999.

St. Matthews Parish,
a Colorado non-profit corporation


by: Reverend E.S. Wright, Rector

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24 day of February, 1999,
by Reverend E.S. Wright as Rector of St. Matthews Parish, a Colorado non-profit corporation.

My commission expires: 1/20/2002

Witness my hand and official seal.

Su Emerson
Notary Public



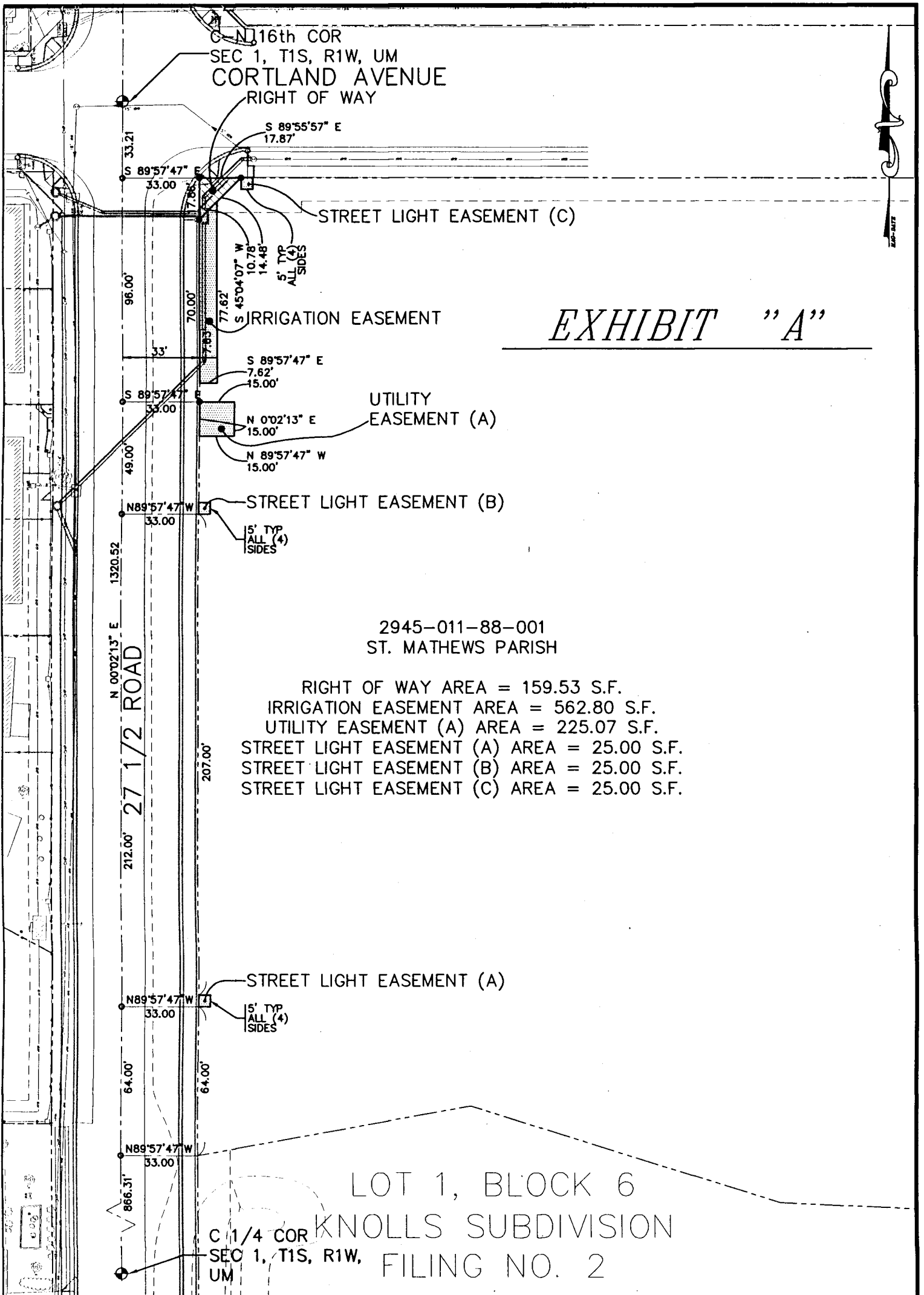


EXHIBIT "A"

2945-011-88-001
ST. MATHEWS PARISH

RIGHT OF WAY AREA = 159.53 S.F.
 IRRIGATION EASEMENT AREA = 562.80 S.F.
 UTILITY EASEMENT (A) AREA = 225.07 S.F.
 STREET LIGHT EASEMENT (A) AREA = 25.00 S.F.
 STREET LIGHT EASEMENT (B) AREA = 25.00 S.F.
 STREET LIGHT EASEMENT (C) AREA = 25.00 S.F.

LOT 1, BLOCK 6
 KNOLLS SUBDIVISION
 SEC 1, T1S, R1W, FILING NO. 2

DRAWN BY: JCS
 DATE: 2-22-99
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO: 01188001.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION