

SPS03IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: GRANT OF STREET LIGHT EASEMENT  
DOCUMENT RE-RECORDED TO CORRECT LEGAL DESCRIPTION)

PURPOSE: A PERPETUAL EASEMENT FOR THE  
INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND  
REPLACEMENT OF A STREET LIGHT TOGETHER WITH FACILITIES

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

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 830  
INDEPENDENT AVENUE - TWO 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 5<sup>th</sup> Street  
Grand Junction, CO 81501

3 PAGE DOCUMENT

Book 3320 Page 561

2114223 04/04/03 0908AM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF STREET LIGHT EASEMENT  
DOCUMENT RE-RECORDED TO CORRECT LEGAL DESCRIPTION**

Nina B. Simpson and Robert T. Simpson, Grantors, for and in consideration of the sum of Sixty-One and 88/00 Dollars (\$61.88), 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 5<sup>th</sup> 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 Northwest Quarter of the Southeast Quarter (NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>) 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 the South line of said Block 5, a distance of 312.09 feet; thence, from said Point of Beginning, continuing N89°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 5.00 feet; thence S 89°58'48" E a distance of 5.00 feet; thence S 00°01'12" W a distance of 5.00 feet, more or less, to the POINT OF BEGINNING.

Containing 25.00 square feet (0.0006 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. Grantors 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 Grantors hereby covenant 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 Grantees' utilization of the herein described Easement 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 this Easement; 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 3<sup>rd</sup> day of April, 2003.

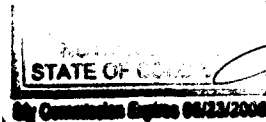
Nina B. Simpson  
Nina B. Simpson

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.

 K. Kuderhoffer  
Notary Public

**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'

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

POINT OF BEGINNING (E)  
 N 89°58'48" W 5.00'  
 N 89°58'48" W 5.00'

ELECT. & TELECOMMUNICATIONS EASEMENT (B)

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

LOT 2

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

ELECT. & TELECOMMUNICATIONS EASEMENT (A)

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

LOT 4

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

STREET LIGHT EASEMENT

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

POINT OF BEGINNING

EAST RIGHT OF WAY LINE

(BOOK 696, PG. 595)  
**25 1/2 ROAD**

SW CORNER  
 NW 1/4 SE 1/4  
 SEC 16, T15, 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**