

TRU06CHI

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	JENNIE TRUJILLO AND ESTHER LUJAN
PURPOSE:	EASEMENT FOR ELECTRIC AND TELECOMMUNICATIONS FACILITIES
ADDRESS:	417 W CHIPETA AVE
PARCEL NO:	2945-151-00-053
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

Jennie Trujillo and Esther Lujan, Grantors, for and in consideration of the sum One Hundred Twenty-Five and 00/100 Dollars (\$125.00) 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 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:

Two parcels of land for an electric and telecommunication easement located in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being portions of a parcel of land described in Book 3257, Page 930 as recorded in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Parcel 1:

The East 5 feet of the South 5 feet of said parcel of land as described in Book 3257, Page 930 of the Mesa County records.

Containing 25.00 square feet, more or less, as described.

and also;

Parcel 2:

The West 5 feet of the South 5 feet of said parcel of land as described in Book 3257, Page 930 of the Mesa County records.

Containing 25.00 square feet, more or less, as described.

The total area of utility easements being 50.00 square feet, 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. 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 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. 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 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 19th day of AUGUST, 2006.

Jennie Trujillo
Jennie Trujillo

Esther Lujan
Esther Lujan

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of AUGUST, 2006, by Jennie Trujillo and Esther Lujan.

My commission expires 3.3.2009.

Witness my hand and official seal.

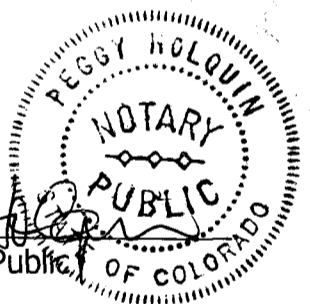
Peggy Holquin
Notary Public


EXHIBIT "A"

WEST CHIPETA AVENUE (25' ROW)

(PER PLAT SIX AND FIFTY WEST SUBDIVISION, FILING 2
PLAT BOOK 12, PAGE 101)



SOUTH LINE WEST CHIPETA AVENUE

APPARENT NORTH LINE BK 3257, PG 930

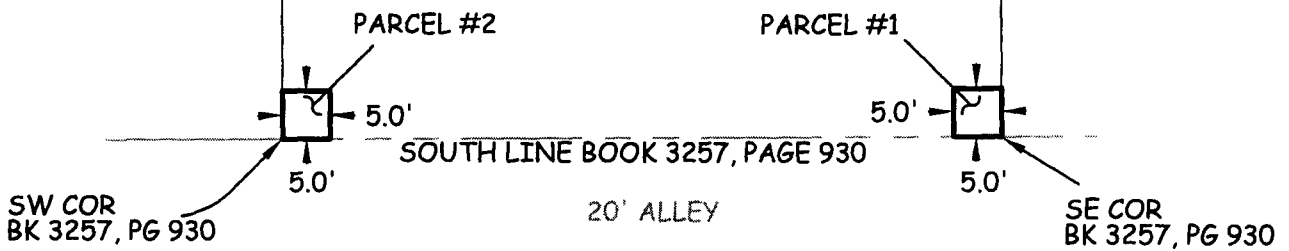
WEST LINE BOOK 3257 PG 930

EAST LINE BOOK 3257 PG 930

2945-151-00-053
JENNIE TRUJILLO & ESTHER LUJAN
312 SOUTH AVENUE
GRAND JUNCTION, CO 81501

417 W. CHIPETA AVENUE
BOOK 3257, PAGE 930

E & T EASEMENT
TOTAL AREA = 50.00 SQ. FT.



ABBREVIATIONS

R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
SE	SOUTHEAST
COR	CORNER
SW	SOUTHWEST
BK	BOOK
PG	PAGE
E&T	ELECTRIC & TELECOMMUNICATION

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 a means for establishing or verifying property boundary lines.

DRAWN BY: MG
DATE: 06-27-2006
SCALE: 1" = 20'
APPR. BY: PTK

JENNIE TRUJILLO & ESTHER LUJAN
E & T EASEMENT
2945-151-00-053

