

TRU06CHP

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	JOHN J. TRUJILLO AND VIRGINIA S. TRUJILLO
PURPOSE:	EASEMENT FOR ELECTRIC AND TELECOMMUNICATIONS FACILITIES
ADDRESS:	401 CHIPETA AVE
PARCEL NO:	2945-151-00-047
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 5<sup>th</sup> Street  
Grand Junction, CO 81501

RECEPTION #: 2336141, BK 4241 PG 40 09/05/2006 at  
04:15:00 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc  
Code: EASEMENT  
Janice Ward, Mesa County, CO CLERK AND  
RECORDER

## GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

John J. Trujillo and Virginia S. Trujillo, Husband and Wife, Grantors, for and in consideration of the sum Sixty-Three and 00/100 Dollars (\$63.00) 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:

A parcel 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 a portion of a parcel of land described in Book 1019, Page 354 as recorded in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

The East 5 feet of the South 5 feet of said parcel of land as described in Book 1019, Page 354 of the Mesa County records.

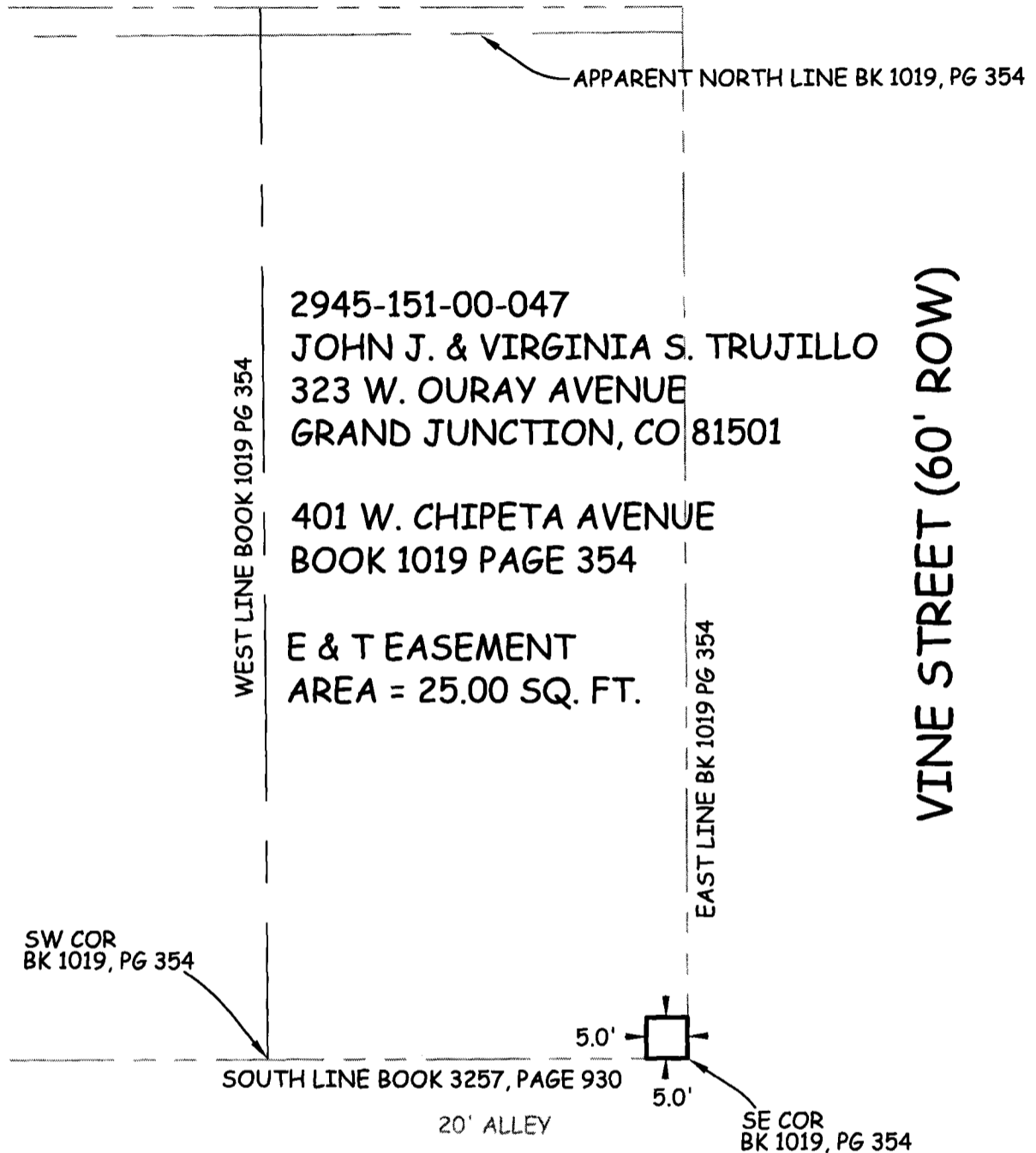
Containing 25.00 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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.




**EXHIBIT "A"**  
**WEST CHIPETA AVENUE (25' ROW)**  
 (PER PLAT SIX AND FIFTY WEST SUBDIVISION, FILING 2  
 PLAT BOOK 12, PAGE 101)



**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: <u>MG</u> DATE: <u>06/27/2006</u> SCALE: <u>1" = 20'</u> APPR. BY: <u>PTK</u>	<b>JOHN J. &amp; VIRGINIA S. TRUJILLO</b> <b>E &amp; T EASEMENT</b> <b>2945-151-00-047</b>	
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