

WAR02BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT (A)**

PURPOSE: PUBLIC UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: LEO H. WARREN AND HELEN WARREN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1002 BOOKCLIFF AVENUE, GRAND JUNCTION

PARCEL NO.: 2945-111-00-023

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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 3088 Page 944

2059122 06/03/02 1025AM

MONIKA TODD CLK® MESA COUNTY CO

REC FEE \$15.00

DOC FEE \$ EXEMPT

GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

Leo H. Warren and Helen Warren, Grantors, for and in consideration of the sum of One Hundred Twelve and 50/100 Dollars (\$112.50), 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, to 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 parcels of land, to wit:

A certain perpetual easement lying in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 11, 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 Lot 2, Hartman Subdivision, as same is recorded in Plat Book 9, Page 125, Public Records of Mesa County, Colorado, and considering the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear N 89°57'58" W with all bearings contained herein being relative thereto; thence S 00°02'02" W along the Southerly extension of the East line of said Lot 2, Hartman Subdivision, a distance of 15.00 feet; thence N 89°57'58" W along the North right of way for Bookcliff Avenue, said right of way being 15.00 feet North of and parallel with the South line of the NE 1/4 NE 1/4 of said Section 11, a distance of 75.00 feet to the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, N 00°02'02" E along a line 5.00 feet West of and parallel with the West line of that certain property described in Book 2748, Page 296, Public Records of Mesa County, Colorado, a distance of 5.00 feet; thence S 89°57'58" E a distance of 5.00 feet to a point on the West line of said property described in Book 2748, Page 296; thence S00°02'02"W along said West line a distance of 5.00 feet; thence N 89°57'58" W along said North right of way for Bookcliff Avenue, a distance of 5.00 feet, more or less, to the Point of Beginning.

Containing 25.0 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 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 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 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 28 day of May, 2002.

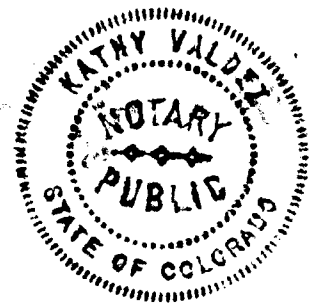
Leo H. Warren
Leo H. Warren

Helen Warren
Helen Warren

State of)
)ss.
County of)

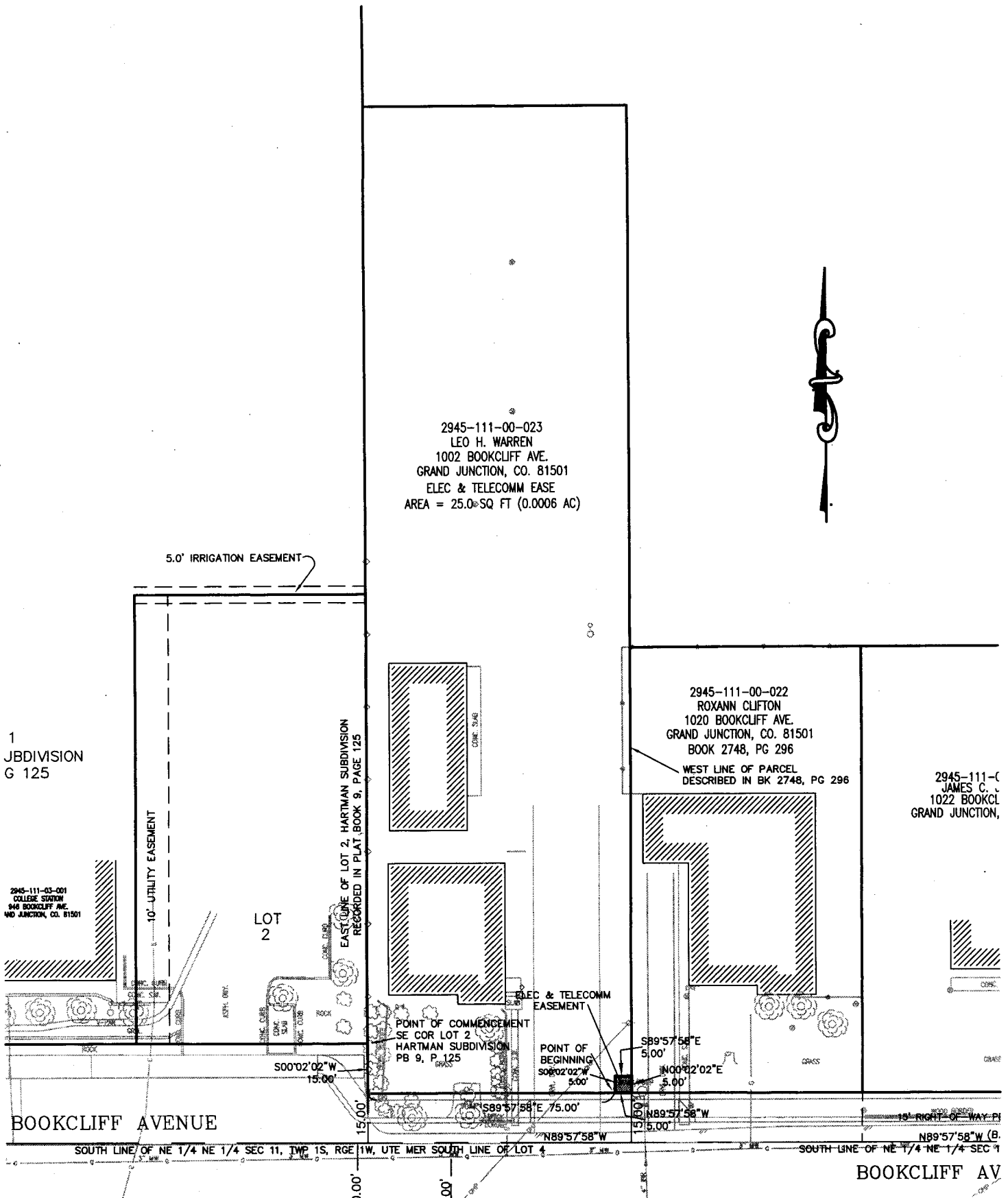
The foregoing instrument was acknowledged before me this 28 day of May, 2002, by Leo H. Warren and Helen Warren.

My commission expires: 4-21-04
Witness my hand and official seal.



Kathy Valdez
Notary Public

EXHIBIT "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 a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
 DATE: 04-19-2002
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: EASE.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
 LEO H. WARREN
 2945-111-00-023

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION

