

WES02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: ELECTRONIC AND TELECOMMUNICATIONS UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: JAMES E. WEST AND GAIL L. WEST

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 720 INDEPENDENT AVENUE, LOT 10, BLOCK 4 WEST LAKE PARK SUBDIVISION, GRAND JUNCTION

PARCEL NO.: 2945-104-05-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF ELECTRONIC AND TELECOMMUNICATION EASEMENT

James E. West and Gail L. West, Grantors, for and in consideration of the sum of Four Hundred Seventy-Two and 50/100 Dollars (\$472.50), 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 parcel of land, to wit:

A certain Perpetual Easement lying in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) 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:

BEGINNING at the Southwest corner of Lot 10, Block 4, 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 the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10 to bear S 89°58'48" E with all bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'12" E along the West line of said Lot 10, Block 4, a distance of 10.00 feet; thence leaving said West line of Lot 10, Block 4, S 89°58'48" E a distance of 10.00 feet; thence S 00°01'12" W a distance of 10.00 feet to a point on the South line of said Lot 10, Block 4; thence N 89°58'48" W, along said South line, a distance of 10.00 feet, more or less, to the Point of Beginning.

Containing 100.0 square feet (0.0023 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 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 12 day of March, 2002.

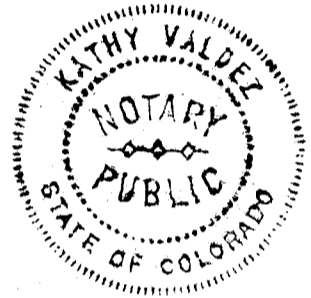
James E. West
James E. West

Gail L. West
Gail L. West

State of Colorado)
)ss.
County of Mesa)

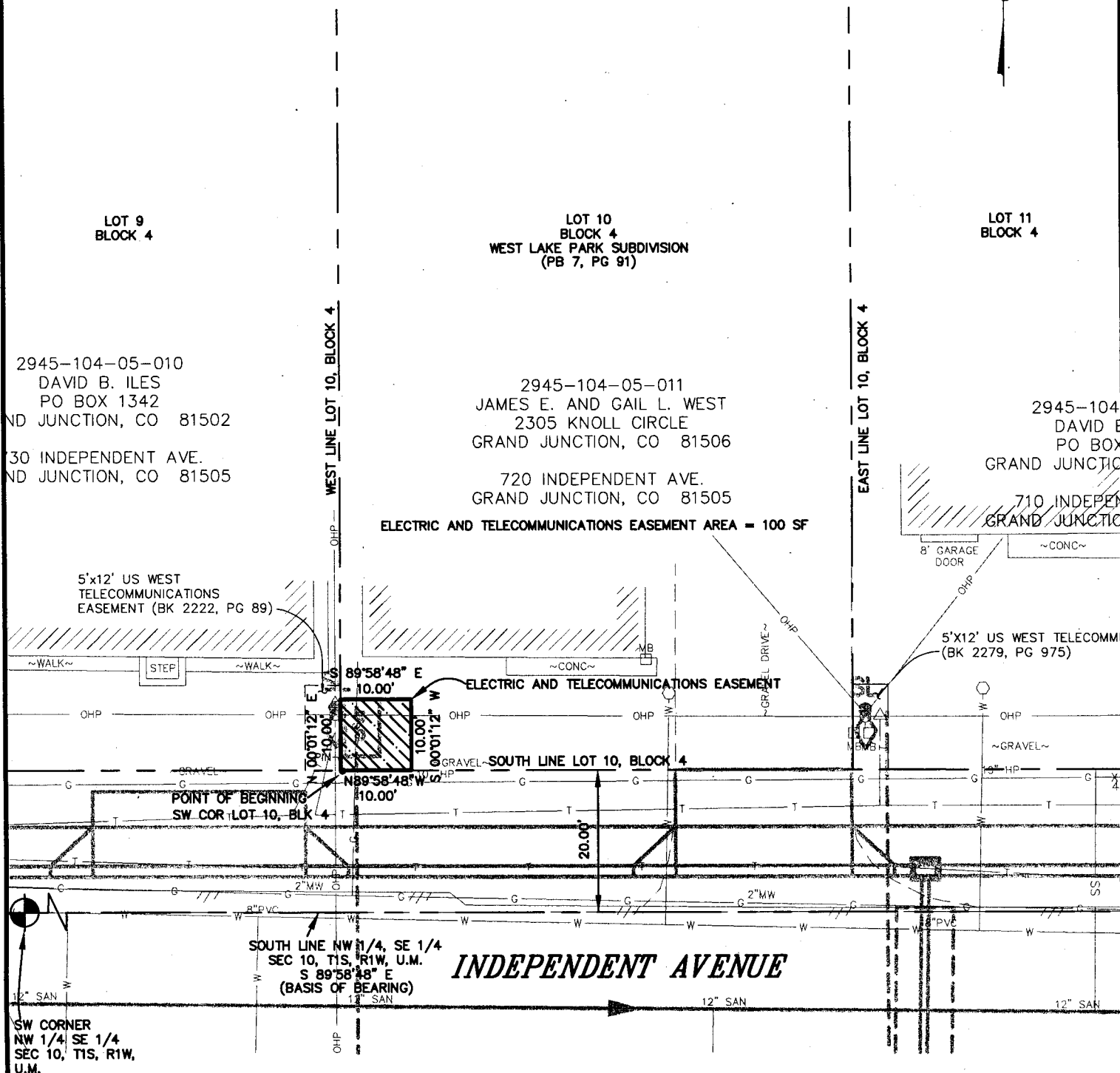
The foregoing instrument was acknowledged before me this 12 day of March, 2002, by James E. West and Gail L. West.

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



Kathy Valdez
Notary Public

EXHIBIT "A"



2945-104-05-010
 DAVID B. ILES
 PO BOX 1342
 GRAND JUNCTION, CO 81502
 30 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

2945-104-05-011
 JAMES E. AND GAIL L. WEST
 2305 KNOLL CIRCLE
 GRAND JUNCTION, CO 81506
 720 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

2945-104
 DAVID B.
 PO BOX
 GRAND JUNCTION
 710 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

5'x12' US WEST TELECOMMUNICATIONS EASEMENT (BK 2222, PG 89)

5'x12' US WEST TELECOMM (BK 2279, PG 975)

SW CORNER
 NW 1/4 SE 1/4
 SEC 10, T1S, R1W,
 U.M.

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.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO. ROW.DWG

INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION