

WRI02TEX

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: GRANT OF ELECTRIC AND TELECOMMUNICATIONS
EASEMENTS

NAME OF PROPERTY OWNER OR GRANTOR: RICHARD E. WRIGHT AND
DAWN A. WRIGHT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2896 TEXAS AVENUE - LOT 1 OF CANNON SUBDIVISION

PARCEL NO.: 2943-074-03-003

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

2076085 09/13/02 1027AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF ELECTRONIC AND TELECOMMUNICATIONS EASEMENTS

Richard E. Wright and Dawn A. Wright, as Joint Tenants, Grantors, for and in consideration of the sum of Five Hundred Thirty-Two and 20/100 Dollars (\$532.20), 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, two (2) Perpetual Easements 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:

Parcel No. ET-229A

A tract or parcel of land for Electronic and Telecommunication Easement purposes, situate in the Southeast $\frac{1}{4}$ (SE $\frac{1}{4}$) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Southeast Corner of Lot 1 of Cannon Subdivision, situate in the SE $\frac{1}{4}$ of said Section 7 as recorded in Plat Book 7 at Page 42 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE $\frac{1}{4}$ of said Section 7 to bear N 00°03'21" W with all bearings contained herein being relative thereto; thence N 89°49'04" W along the south boundary line of said Lot 1 a distance of 23.26 feet to the True Point of Beginning;
thence continue along the south boundary of said Lot 1, N 89°49'04" W a distance of 30.00 feet;
thence leaving the south line of said Lot 1, N 00°10'56" E a distance of 7.00 feet;
thence S 89°49'04" E a distance of 37.08 feet;
thence S 45°30'57" W a distance of 9.96 feet to the Point of Beginning,

containing 234.80 square feet as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference,

and also,

Parcel No. ET-229B

A tract or parcel of land for Temporary Construction Easement purposes, situate in the Southeast $\frac{1}{4}$ (SE $\frac{1}{4}$) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Northeast Corner of Lot 1 of Cannon Subdivision, situate in the SE $\frac{1}{4}$ of said Section 7 as recorded in Plat Book 7 at Page 42 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE $\frac{1}{4}$ of said Section 7 to bear S 00°03'21" W with all bearings contained herein being relative thereto; thence N 89°49'04" W along the north boundary line of said Lot 1 a distance of 7.00 feet to the True Point of Beginning;
thence S 00°03'21" E a distance of 15.00 feet;
thence N 89°49'04" W a distance of 8.00 feet;
thence N 00°03'21" W a distance of 15.00 feet to a point on the North line of the South 70 feet of said Lot 1;
thence S 89°49'04" E along said north line a distance of 8.00 feet to the Point of Beginning,

containing 120.00 square feet 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 these Easements 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 Easements 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 Easements; 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 11th day of September, 2002.

Richard E. Wright
Richard E. Wright

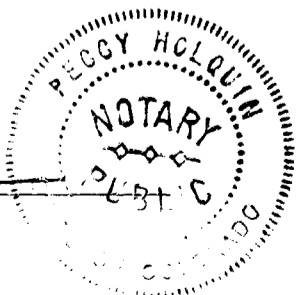
Dawn A. Wright
Dawn A. Wright

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of September, 2002, by Richard E. Wright and Dawn A. Wright, as Joint Tenants.

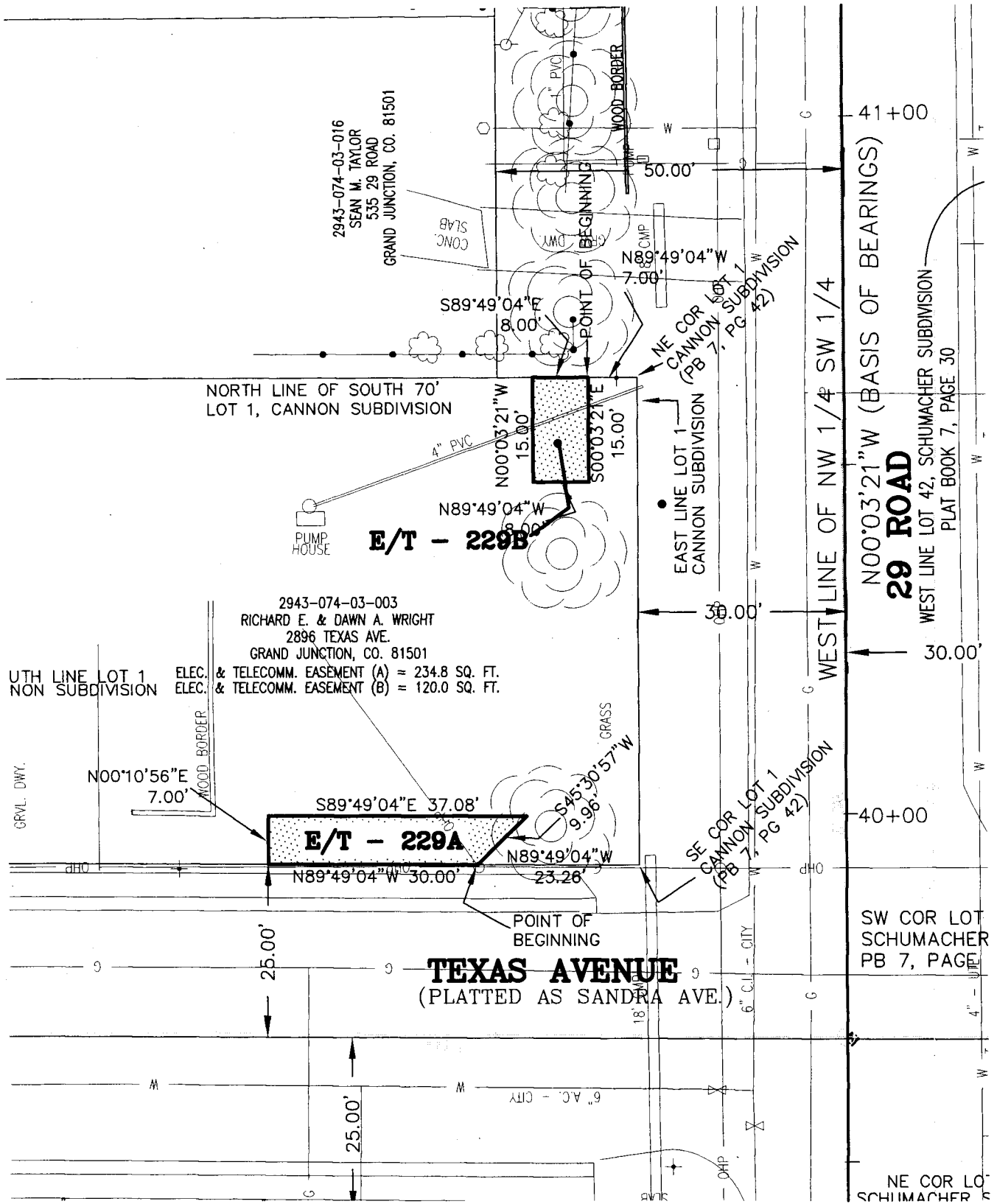
My commission expires: 3.3.05
Witness my hand and official seal.

Peggy Holquin
Notary Public



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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.

REVISED: 5-31-2002
 REVISED: 3-24-2002
 REVISED: 3-04-2002
 REVISED: 2-27-2002

DRAWN BY: P.I.K.
 DATE: 10-23-2001
 SCALE: 1" = 20'
 APPR. BY: IW
 FILE NO: 1036DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-03-003

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION