

WSC02BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **EASEMENT**

PURPOSE: UTILITY EASEMENT

NAME OF PROPERTY OWNER OR GRANTOR: COLORADO WEST SENIOR CITIZENS, INC., A
COLORADO NON-PROFIT CORPORATION, GRANTOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 999 BOOKCLIFF
AVENUE, MONTEREY PARK APARTMENTS

PARCEL NO.: 2945-111-00-973

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

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PAGE DOCUMENT

BOOK 3098 PAGE 894
2061785 06/18/02 1127AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

Colorado West Senior Citizens, Inc., a Colorado Non-Profit Corporation, Grantor, for and in consideration of the sum of Seven Hundred Eighty-Seven and 50/100 Dollars (\$787.50), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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:

Beginning at the Southwest corner of 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 from said Point of Beginning, N89°57'58"W along the North right-of-way for Bookcliff Avenue and the South line of that certain property described in Book 1056, Page 404, Public Records of Mesa County, Colorado, said line being 30.00 feet North of and parallel with the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11, a distance of 5.00 feet; thence N00°02'02"E along a line 5.00 feet West of and parallel with the West line of said Hartman Subdivision, a distance of 35.00 feet; thence S 89°57'58" E a distance of 5.00 feet to a point on the West line of said Hartman Subdivision; thence S 00°02'02" W along the West line of said Hartman Subdivision, a distance of 35.00 feet, more or less, to the Point of Beginning.

Containing 175.0 square feet (0.0040 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. Grantor 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 Grantor hereby covenants 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. Grantor hereby covenants with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant the herein described Easement; that it 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 30th day of May, 2002.

Colorado West Senior Citizens, Inc.,
a Colorado Non-Profit Corporation

By:

[Signature]
President

Attest:

[Signature]
Vice President

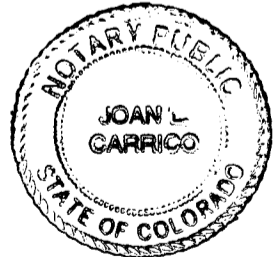
State of Colorado)
)ss.
County of mea)

The foregoing instrument was acknowledged before me this 30th day of May, 2002, by J. Richard Livingston, President, and attested to by Robert C. Reece, Vice President, of Colorado West Senior Citizens, Inc., a Colorado Non-Profit Corporation.

My commission expires: _____

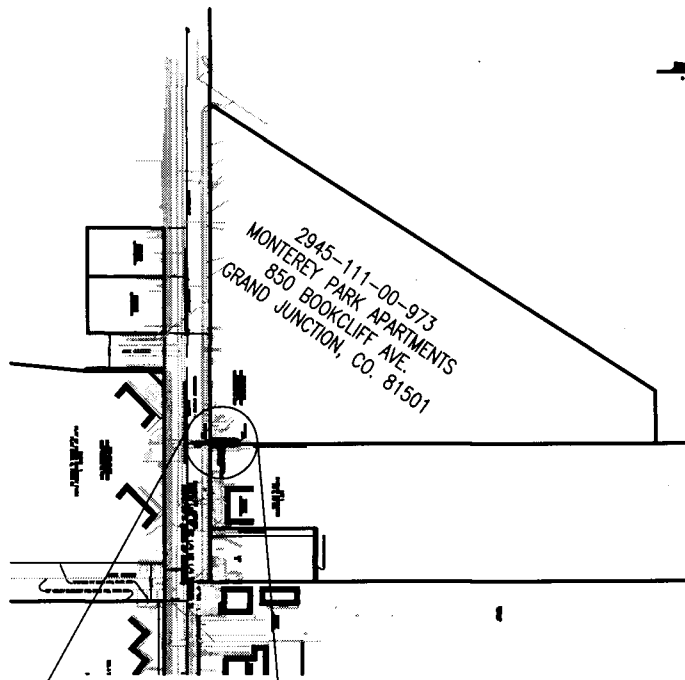
Witness my hand and official seal.

[Signature]
Notary Public



My Commission Expires
October 24, 2012

EXHIBIT "A"



2945-111-00-973
MONTEREY PARK APARTMENTS
850 BOOKCLIFF AVE.
GRAND JUNCTION, CO. 81501

BOOKCLIFF AVENUE

SOUTH LINE OF NE 1/4 NE 1/4 SEC 11, TWP 1S, RGE 1W, UTE MER

N89°57'58"W

N89°57'58"W

5.00'

S00°02'02"W

30.00'

N00°02'02"E 35.00'

S00°02'02"W 35.00'

S89°57'58"E

5.00'

WEST LINE OF LOT 1, HARTMAN SUBDIVISION

POINT OF BEGINNING
SW COR HARTMAN SUB.
PB 9, PG. 125

HA

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.

**RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION**

DRAWN BY: P.I.K.
DATE: 04-18-2002
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: EASE.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
2945-111-00-973
MONTEREY PARK APARTMENTS

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

