RECEPTION #: 2532216, BK 5008 PG 408 05/06/2010 at 01:38:58 PM, 1 OF 2, R \$10:00 S \$1.00 EXEMPT Janice Rich, Mesa County, CO CLERK AND RECORDER

PAGE DOCUMENT

ELECTRIC UTILITY EASEMENT

07/1113

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more) <u>CITY OF GRAND JUNCTION</u> (hereinafter called "Grantor", whether one or more) in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt thereof is hereby acknowledged, do hereby grant unto Grand Valley Rural Power Lines, Inc., a Colorado corporation (hereinafter called the "Utility") and to its successors or assigns, a perpetual Easement with rights described herein 20 feet in width, with easement extending in width when necessary to include guys and anchors, for the purpose to construct, operate and maintain a power line or power lines for the distribution of electric energy upon, over and across the lands of the Grantor, situated in the County of MESA State of COLORADO and more particularly described as follows:

T1N R1W SEC20; PARCEL# 2701-203-00-943; THAT PART OF NE4SW4 LYG N OF CNL EXC ROW ON EAST

with the Easement across said lands described as:

A GENERAL EASEMENT UPON, UNDER AND ACROSS ABOVE DESCRIBED PROPERTY TO ALLOW THE INSTALLATION AND MAINTENANCE OF OVERHEAD ELECTRICAL LINES TO THAT PROPERTY. COMMENCING at the Southeast corner of the NE 1/4 SW 1/4 of said Section 20 and assuming the East line of the NE 1/4 SW 1/4 of said Section 20 bears N 00°00'43" W with all other bearings contained herein being referenced thereto; thence from said Point of Commencement, N 00°00'43" W along the East line of the NE 1/4 SW 1/4 of said Section 20, a distance of 653.13 feet; thence S 89°59'17" W a distance of 20.00 feet to a point on the West line of 23-1/2 Road and the POINT OF BEGINNING; thence from said Point of Beginning, S 89°59'17" W a distance of 20.00 feet; thence N 00°00'43" W a distance of 20.00 feet; thence N 89°59'17" E a distance of 20.00 feet to a point on the West line of 23-1/2 Road; thence S 00°00'43" E along said West line, a distance of 20.00 feet to the Point of Beginning (SEE EXHIBIT B).

This easement shall carry with it the right of ingress and egress to and from and access on and along said easement, with the right to use existing roads to survey, construct, repair, remove, replace, reconstruct, patrol, inspect, improve, enlarge and maintain electric distribution lines and communication (licensed joint use) facilities, both overhead and underground, including poles, and other supports or whatever materials; together with braces, guys, anchors, crossarms, cables, conduits, wires, conductors, manholes, transformers, and other fixtures, devices and appurtenances used or useful in connection therewith, and full right and authority to cut, remove, trim or otherwise control all trees, brush and other growth on or overhanging said easement.

Grantor reserves the right to the use and enjoyment of said property except for the purposes herein granted, but such use shall not hinder, conflict, or interfere with the Utilities rights hereunder or disturb Utilities facilities, and no building, structures, shall be erected placed or permitted to remain on said easement without the Utilities review for safety and access consideration.

The Grantor covenants that they are the owners of the above described lands and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WI	HEREOF, the undersigned (Grantor(s) have set their , 20 10	hands and seal this
		LAURIE KADI	RICH (AGENT FOR GRANTOR)
STATE OF	COLORADO)		
COUNTY OF _	SS.)		00 "
^	oregoing instrument was act	knowledged before me t	this THOTARL
_up w		Mha Orckey Notab Public	ST COBLIC S
My Commission	expires 00-27-		OF COLOR

4.22.10

