

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

PAGE DOCUMENT

GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

SB Advisors, Inc., Grantor, whose address is 5675 DTC Blvd. Ste. 110, Greenwood Village, CO 80111, Grantor, for and in consideration of the sum of Four Thousand Four Hundred Seventy-Five and 00/100 Dollars (\$4,475.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, 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:

An easement across a parcel of land described in an instrument recorded in Book 2357 at Page 337, situated in the NW1/4 NE1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northeast corner of said parcel of land described in an instrument recorded in Book 2357 at Page 337, being on the south right-of-way line of Patterson Road as described in an instrument recorded in Book 1400 at Page 227;

Thence along the east line of said parcel of land, South 00°03'42" West, a distance of 14.20 feet;

Thence South 89°50'45" West, a distance of 40.89 feet;

Thence South 81°41'50" West, a distance of 177.52 feet to the east line of a Slope and Utility Easement described in an instrument recorded in Book 1700 at Pages 534-537;

Thence along said east line, North 04°57'13" West, a distance of 5.22 feet to said south line of the right-of-way line of Patterson Road, being a point on a 443.00 foot radius curve to the left;

Thence 93.42 feet easterly along the arc of said curve, through a central angle of 12°04'56", with a chord bearing North 78°45'12" East, a distance of 93.24 feet to the southerly line of said Slope and Utility Easement described in Book 1700 at Pages 534-537;

Thence along said southerly line, North 81°06'30" East, a distance of 106.78 feet to the south right-of-way line of Patterson Road;

Thence North 89°50'45" East, a distance of 20.06 feet to the Point of Beginning.

Containing 1989 square feet, 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. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.