

## GRANT OF MULTIPURPOSE EASEMENT

**RAILYARD AT RIMROCK LLC, a Delaware Limited Liability Company, Grantor**, whose address is 9200 Andermatt Drive, Suite A, Lincoln, NE 68526, owner of a parcel of land located at 705 Base Rock Street, Grand Junction, CO 81505, as recorded at Reception No. 2911009 and 2921992, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 N. 5th Street, Grand Junction, CO 81501, a Perpetual Multipurpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

That property located in the South Half of the Northeast Quarter of the Northwest Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$ ), Section 15, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  said Section 15, whence the Northeast corner of said NE $\frac{1}{4}$  NW $\frac{1}{4}$  said Section 15 bears North 00°07'44" West, a distance of 1324.96 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 89°58'50" West, a distance of 30.00 feet to the Southeast corner of that parcel as described in deed recorded at Reception 2650246 and SUBJECT to Reception 2481105 and Reception 1310988, Mesa County records, the POINT OF BEGINNING;

thence North 89°59'50" West, a distance of 14.00 feet, along the South line of said parcel; thence North 00°07'44" West, a distance of 633.85 feet, being fourteen feet (14.0') parallel and offset to the East line of said parcel; thence North 89°51'05" East, a distance of 14.00 feet, along the North line of said parcel; thence South 00°07'44" East, a distance of 633.88 feet, along said East line of said parcel, to the POINT OF BEGINNING.

Said 14' Multipurpose Easement contains 0.20 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 to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an easement for the 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 unreasonably interfere with the full use and quiet enjoyment of the rights herein granted. Except as expressly permitted in a written agreement with the Grantee, Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover. A planning clearance shall not suffice as a written agreement. In the event such obstacles are installed in the Easement, the Grantee has the right to require the Grantor to remove such obstacles from the Easement at Grantor's cost. If Grantor does not remove such obstacles, the Grantee may

### SHEET 1 OF 3



# EXHIBIT B

Lot 3, Block 1  
 WALMART Real Estate Business Trust  
 2945-152-37-006  
**RIMROCK MARKETPLACE 2**  
 SUBDIVISION  
 Reception 2083964

NE Corner  
 NE 1/4 NW 1/4  
 Section 15  
 T1S, R1W, UM  
 3 1/4" Aluminum Cap  
 PLS 37904  
 0.8' Below Surface

1 1/2" Aluminum Cap  
 PLS 17485  
 0.2' Below Surface

Yellow Plastic Cap  
 PLS 18649  
 0.1' Above Surface  
 N89°49'26"W - 0.46'  
 From Calculated Position  
 Per Plat of Rimrock Subdivision

Railyard At Rimrock LLC  
 2945-152-00-006



10.0' Public Service Company Utility Easement  
 Reception 2246535

3.0' Wide Right-of-Way Vacation  
 Reception 2481105

N00°07'44"W 633.85'

N00°07'44"W 633.88'

Base Rock Road (25 1/2' Road)

Reception 1310988  
 33.0' Wide Right-of-Way

N00°07'44"W 1324.96' Basis of Bearings  
 East Line of the SE 1/4 NW 1/4 Section 15

14.0' Multipurpose Easement  
 0.20 Acres

N89°59'50"W  
 14.00'

N89°59'50"W  
 30.00'

SE Corner  
 NE 1/4 NW 1/4  
 Section 15  
 T1S, R1W, UM  
 2 1/2" Aluminum Cap  
 PLS 17485  
 0.1' Below Surface

1 1/2" Aluminum Cap  
 PLS 17485  
 0.2' Above Surface

N89°59'50"W 379.78'  
 West 412' (R)

Juan F. Venegas  
 2945-152-00-007

**POINT OF BEGINNING**

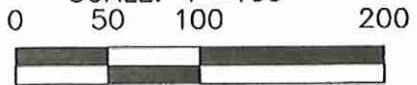
**Point Of Commencement**

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1"=100'



PROJ. NO. 19-49	Drawn knr/jcf	APP'D jcf	SHEET 1	OF 1
DATE: 3/16/21				