

RECEPTION #: 2650267, BK 5455
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OF 3. R \$20.00 S \$1.00 EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

GRANT OF MULTI-PURPOSE EASEMENT

Aspire Holding Company, LLC, a Colorado Limited Liability Company, Grantor, whose address is 2938 North Avenue, Grand Junction, Co, 81504, owner of that certain parcel of land in Mesa County, Colorado, described in Book 5414, Page 338, Public Records of Mesa County, Colorado, for and in consideration of the sum 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 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose 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:

A tract of land situated in the Southwest Quarter of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

The South 24.00 feet and the East 14.00 feet EXCEPT the South 10.00 feet of the following described property:

The East 14.3 feet of Lot 2 Block 6 and all of Lot 3 Block 6 of Shafroth-Rodgers Subdivision, Mesa County, Colorado.
EXCEPT the North 10 feet thereof, conveyed to the City of Grand Junction by instrument recorded in Book 2066 at Page 322, being a part of a 20 foot wide alley.

And Beginning at a point 1719 feet East and 40 feet North of the Southwest corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence North 360 feet; thence 65.6 feet, more or less to the West line of North 5th Street in the City of Grand Junction; thence South 360 feet; thence West to the Point of Beginning.
EXCEPT the North 10 feet for alley purposes as conveyed to the City of Grand Junction by instrument recorded October 24, 1955 in Book 665 at Page 371.

Said parcel of land containing 7,579 square feet or 0.174 Acres, 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.

SHEET 1 OF 3

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.
2. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this 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 25th day of March, 2013.

Aspire Holding Company, LLC
a Colorado Limited Liability Company

By: 
Angela K. Lema, Registered Agent

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of March, 2013, by Angela K. Lema, Registered Agent, Aspire Holding Company, LLC, a Colorado Limited Liability Company

My commission expires 10/29/2013.



Witness my hand and official seal.

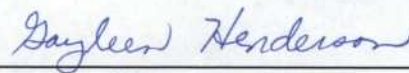
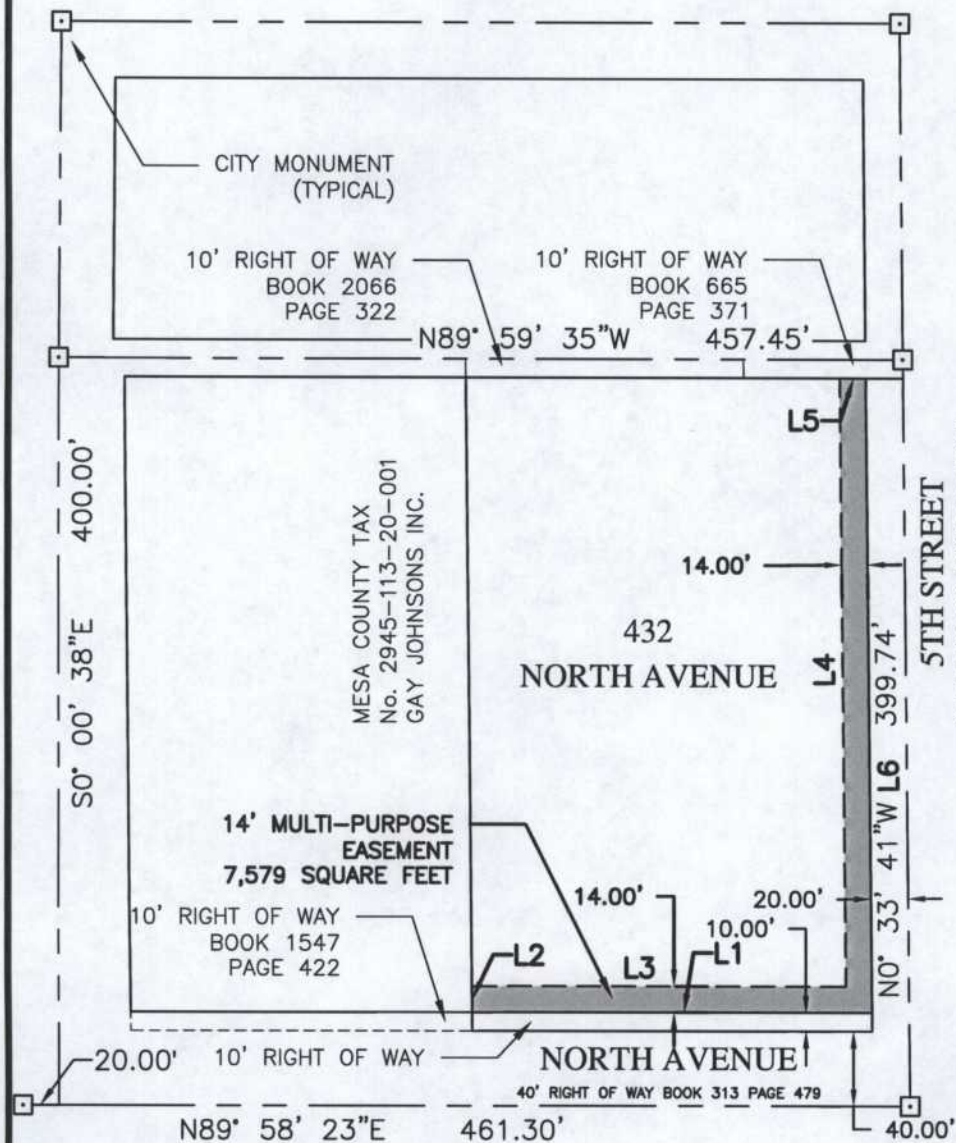

Notary Public

EXHIBIT A



SCALE: 1"=100'

Line Table		
Line #	Direction	Length
L1	N89° 58' 23"E	215.59'
L2	S00° 33' 41"E	14.00'
L3	S89° 58' 23"W	201.59'
L4	S00° 33' 41"E	325.76'
L5	N89° 59' 35"W	14.00'
L6	N00° 33' 41"W	339.75'



SHEET 3 OF 3

LEGAL DESCRIPTION SKETCH SITUATED IN THE SW¼ OF SECTION 11, T1S, R1W, UTE GRAND JUNCTION, MESA COUNTY, COLORADO		POLARIS SURVEYING PATRICK W. CLICK P.L.S. No. 37904 3194 MESA AVENUE #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038
432 NORTH AVENUE		
TAX# 2945-113-20-004	OWNER: K AND N INVESTORS	
JOB #: 2013002	FIELD WORK: PWC	
DRAWING NAME: 002EASEMENT	DRAWN BY: PWC	