

GRANT OF MULTI-PURPOSE EASEMENT

Hidden Lakes Land Company, LLC, a Colorado Limited Liability Company, Grantor, whose address is 1165 Bookcliff Avenue, Grand Junction, Co, 81501, 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 parcel of land lying within the NW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, with a Basis of Bearings of N 89°57'13" E along the south line of said NW 1/4 SW 1/4 said parcel is better described as commencing at the SW 1/16 corner of said Section 10; thence S 89°57'13" W 524.38 feet along the south line of said NW 1/4 SW 1/4; thence leaving said south line N 00°02'47" W 30.00 feet to the True Point of Beginning; thence S 89°57'13" W 152.53 feet; thence N 00°02'47" W 14.00 feet; thence N 89°57'13" E 152.53 feet; thence S 00°02'47" E 14.00 feet to the True Point of Beginning. (Being the Southerly 14 feet of Parcel No. 2945-103-00-075)

TOGETHER WITH

A parcel of land lying within the NW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, with a Basis of Bearings of N 89°57'13" E along the south line of said NW 1/4 SW 1/4 said parcel is better described as commencing at the SW 1/16 corner of said Section 10; thence S 89°57'13" W 524.38 feet along the south line of said NW 1/4 SW 1/4; thence leaving said south line N 00°02'47" W 30.00 feet; thence S 89°57'13" W 152.53 feet; thence N 00°02'47" W 96.10 feet; thence N 28°33'53" E 135.11 feet to the True Point of Beginning; thence S 61°26'16" E 100.04 feet; thence S 00°02'47" E 15.95 feet to the True Point of Beginning. (Being the Northerly 14 feet of Parcel No. 2945-103-00-075)

Said parcels of land containing 3,590 square feet or 0.082 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.

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.

SHEET 1 OF 3

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 11th day of July, 2012.

By: 
Brian Mason, Manager
Hidden Lakes Land Company, LLC
a Colorado Limited Liability Company

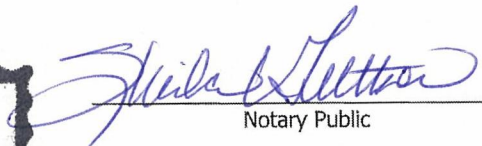
State of Colorado)
)ss.
County of Mesa)
 Delta

The foregoing instrument was acknowledged before me this 11th day of July, 2012, by Brian Mason, Manager, Hidden Lakes Land Company, LLC., a Colorado Limited Liability Company.

My commission expires 9-24-15.

Witness my hand and official seal.




Notary Public

EASEMENT MAP

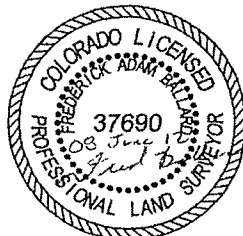
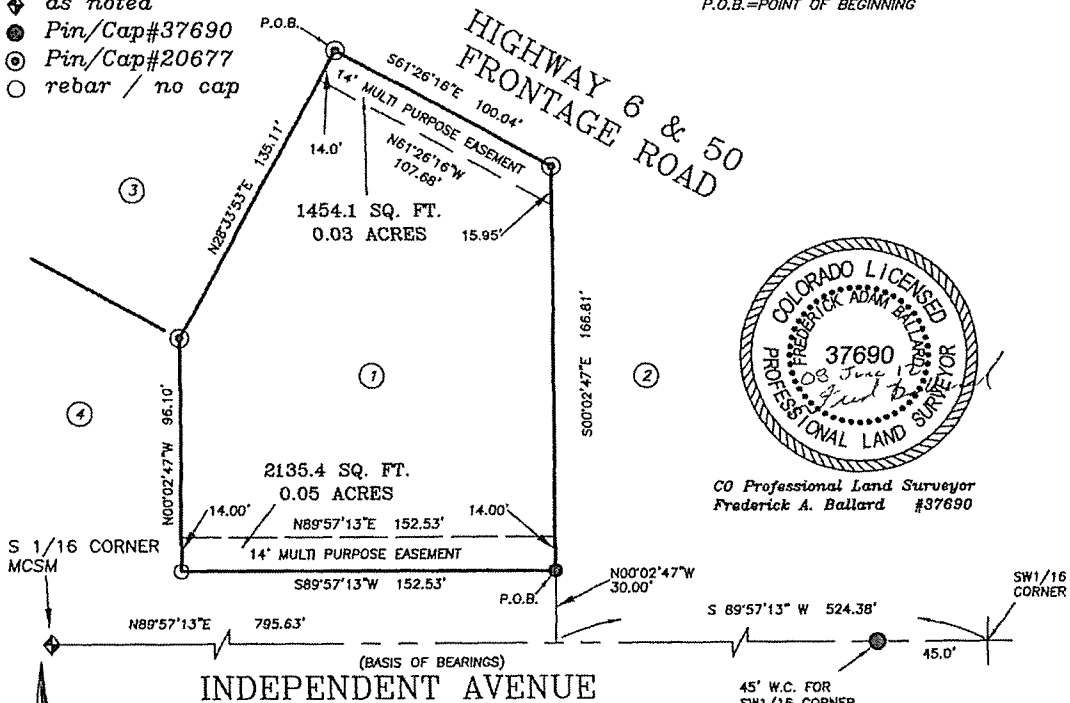
EXHIBIT "A"

CLIENT: HIDDEN LAKES LAND COMPANY LLC.
 Property address: 2513 Highway 6 & 50

Date: 04 June, 2012
 Job No.: GVS12012-EASE

P.O.B.=POINT OF BEGINNING

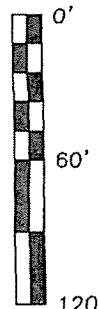
- ◆ as noted
- Pin/Cap#37690
- ⊙ Pin/Cap#20677
- rebar / no cap



CO Professional Land Surveyor
 Frederick A. Ballard #37690

45' W.C. FOR
 SW1/16 CORNER
 SET 3 1/4" AL CAP
 PLS37690 ON FD. 3"
 REBAR SHOWN ON
 MONUMENT RECORD
 DATED 16 DEC 03,

SCALE:
 1" = 60'



①	PARCEL NUMBER	2945-103-00-075
②	PARCEL NUMBER	2945-103-00-076
③	PARCEL NUMBER	2945-103-00-070
④	PARCEL NUMBER	2945-103-00-152

SURVEY BY **GUNNISON VALLEY SURVEY**, 69659 HIGHWAY 50
 MONTROSE, CO 81401 (970) 240-0976 FAX (970) 240-4744