

GRANT OF MULTI-PURPOSE EASEMENT

88

81650 **Larry R. Schmueser II Trust, Grantor**, whose address is 68 Wilson Lane, Rifle, Co., ~~81560~~, 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 for easement purposes situated in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said Section 25, whence the Northeast corner of the SE 1/4 SE 1/4 of Section 25 bears North 00°03'10" East, a distance of 1320.14 feet; thence North 00°03'10" East, a distance of 520.10 feet; thence North 89°52'52" West, a distance of 50.0 feet to the POINT OF BEGINNING; thence North 89°52'52" West, a distance of 14.00 feet; thence North 00°03'10" East, a distance of 324.98 feet; thence South 89°52'20" East, a distance of 14.00 feet; thence South 00°03'10" West, a distance of 324.98 feet to the POINT OF BEGINNING.

Said strip of land contains 4,550 square feet or 0.10 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.
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 15th day of August, 2012.

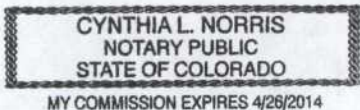
By: Loretta J. Schmueser, Trustee
Larry R. Schmueser II Trust

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of AUGUST, 2012, by LORETTA SCHMUESER, as TRUSTEE of Larry R. Schmueser II Trust

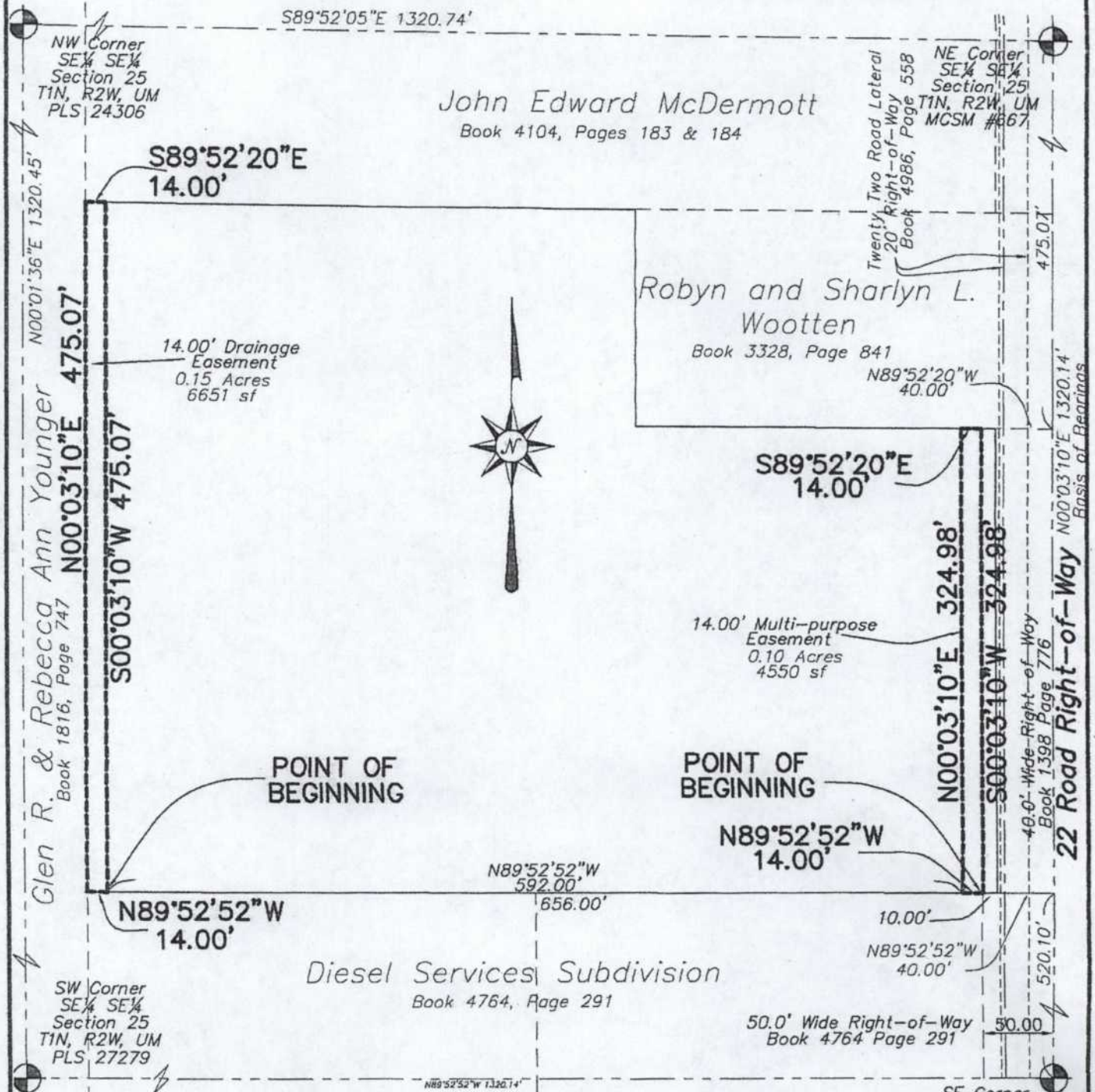
My commission expires 4/26/14.

Witness my hand and official seal.



Cynthia L. Norris
Notary Public

EXHIBIT "A" SHEET 3 OF 3



GENERAL NOTES

Basis of bearings is the East line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25 which bears South 00°03'10" West, a distance of 1320.14 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All lined units shown hereon in U.S. Survey feet.

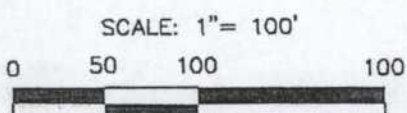


EASEMENT EXHIBIT

SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 25
T1N, R2W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451



PROJ. NO. 12-05	Surveyed	Drawn	APP'D	SHEET	OF
DATE: May, 2012	dj	rsk	skw	1	1