

GRM08HRZ

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD: NAME OF PROPERTY	EASEMENT
OWNER OR GRANTOR:	GRAMIGER HOLDINGS GRAND JUNCTION, LLC.
PURPOSE:	HORIZON COURT PARKING LOT MULTIPURPOSE EASEMENT
ADDRESS:	740 HORIZON COURT
PARCEL #:	2701-364-26-012
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Gramiger Holdings Grand Junction, LLC, a Colorado Limited Liability Company, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, 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 the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land as described in Exhibit "A" and depicted on Exhibit "B", both 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 17th day of November, 2008.

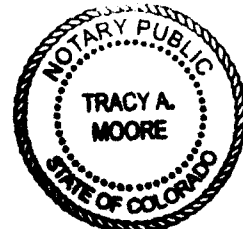
Gramiger Holdings Grand Junction, LLC  
A Colorado Limited Liability Company

By: Joan P. Alexander  
Joan P. Alexander, Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 17th day of November, 2008, by Joan P. Alexander, Manager of Gramiger Holdings Grand Junction, LLC, a Colorado limited liability company.

My commission expires 11/06/2010.  
Witness my hand and official seal.



My Commission Expires 11/06/2010  
Tracy A. Moore  
Notary Public

## EXHIBIT A

A parcel of land situated in the northwest quarter of the southeast quarter of Section 31, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the northwestern corner of Lot 12 of Horizon Park Plaza, a plat recorded in Mesa County at Reception Number 1086787, said point being on the right-of-way line of Horizon Court;

Thence along the northerly line of said Lot 12 North  $71^{\circ}44'51''$  East, a distance of 12.30 feet to a point of cusp on a 61.00 foot radius curve concave to the west;

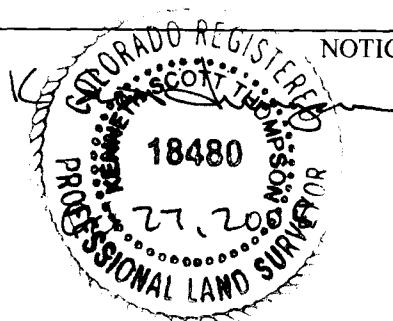
Thence 31.90 feet southerly along the arc of said curve, through a central angle of  $29^{\circ}57'44''$ , with a chord bearing South  $06^{\circ}13'02''$  West, a distance of 31.54 feet to a point of cusp on a curve on the southwesterly line of said Lot 12, from which the radius point bears South  $74^{\circ}50'26''$  West;

Thence along said lot line northerly a distance of 28.72 feet along the arc of said curve concave to the west, having a radius of 523.29 feet and a central angle of  $3^{\circ}08'40''$  to the Point of Beginning.

Containing 217 square feet, more or less.

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This description was prepared by:  
K. Scott Thompson  
Colorado P.L.S. 18480  
744 Horizon Court - #110  
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an embossed seal indicates this document is not the original.

# EXHIBIT B

HORIZON COURT  
REC. #1086787

POB

N71°44'51"E  
12.30'

A=28.72'  
R=523.29'  
Delta= 3°08'40"  
N16°43'54"W  
Lc=28.71'

A=31.90'  
R=61.00'  
Delta= 29°57'44"  
S06°13'02"W  
Lc=31.54'

Multi-Purpose Easement

GRAMINGER HOLDINGS  
GRAND JUNCTION LLC  
2701-364-26-012  
740 HORIZON COURT

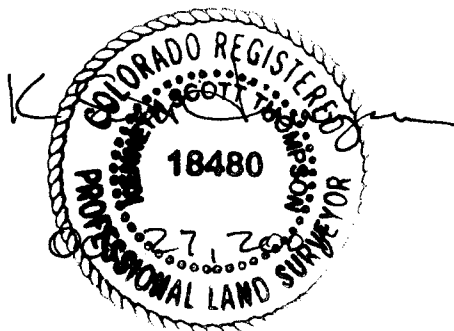
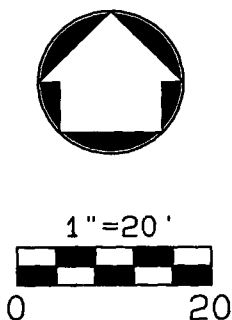
LOT 12  
HORIZON PARK PLAZA  
REC. #1086787

Vacated R-O-W  
Book 1248 Page 713

existing drainage  
easement

LOT 14

LOT 13



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

		744 Horizon Ct. Suite 110 Grand Junction CO 81506 970-241-4722
Drawn: NNN	Checked: NNN	Oct 27, 2008
S:\PROJECTS\0183 Omega\039 740 Horizon\039.pro		