

GRANT OF MULTI-PURPOSE EASEMENT

Wynshp Enterprises LLC, a Colorado Limited Liability Company, Grantor, whose address is 946 South 7th Street, Grand Junction, Colorado 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 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 14' multipurpose easement situated in Lots 1, 2, and 27 Block 2, Benton Canon's First Subdivision Amended to Grand Junction as recorded at Reception #117077 and Lot 28 Block 2, Benton Canon's First Subdivision to Grand Junction as recorded at Reception # 18454 in Section 23, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the SW Comer of Lot 1, Block 2, Benton Canon's First Subdivision Amended to Grand Junction, and considering the line between the Grand Junction City Monuments at the corner of the 4th Avenue and South 7th Street and 4th Avenue and South 8th Street to bear N89°56'15"E 456.53 feet and all bearings contained herein to be relative thereto; thence along the East right-of-way line for 7th Street, N00°08'37"W 49.57 feet to the NW Corner of Lot 2 of said Block 2; thence along said Lot 2, S89°59'17"E 14.00 feet; thence S00°08'37"E 35.57 feet; thence S89°58'10"E 6.20 feet to the edge of an existing building; thence along said building, S00°15'32"E 14.00 feet to North right-of-way line for Winters Avenue; thence along the North right-of-way line for Winters Avenue, N89°58'10"W 20.22 feet to the point of beginning,

TOGETHER WITH that portion being described as follows:
Beginning at the SE Corner of Lot 27, Block 2, Benton Canon's First Subdivision to Grand Junction;
thence along the North right-of-way line for Winters Avenue, N89°58'10"W 83.03 feet to the edge of an existing building;
thence along said building, N00°15'28"W 14.00 feet; thence S89°58'10"E 83.08 feet to the East line of said Lot 27;
thence along said East line, S00°02'36"E 14.00 feet to the point of beginning.

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. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features or similar improvements typically located in Easements.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

3. 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 24th day of April, 2009.

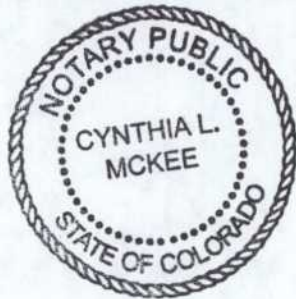
Wynshp Enterprises LLC,
a Colorado Limited Liability Company,

By: *Deborah K. Shipley*
Deborah K. Shipley, Manager

State of Colorado)
)ss.
County of Mesa)

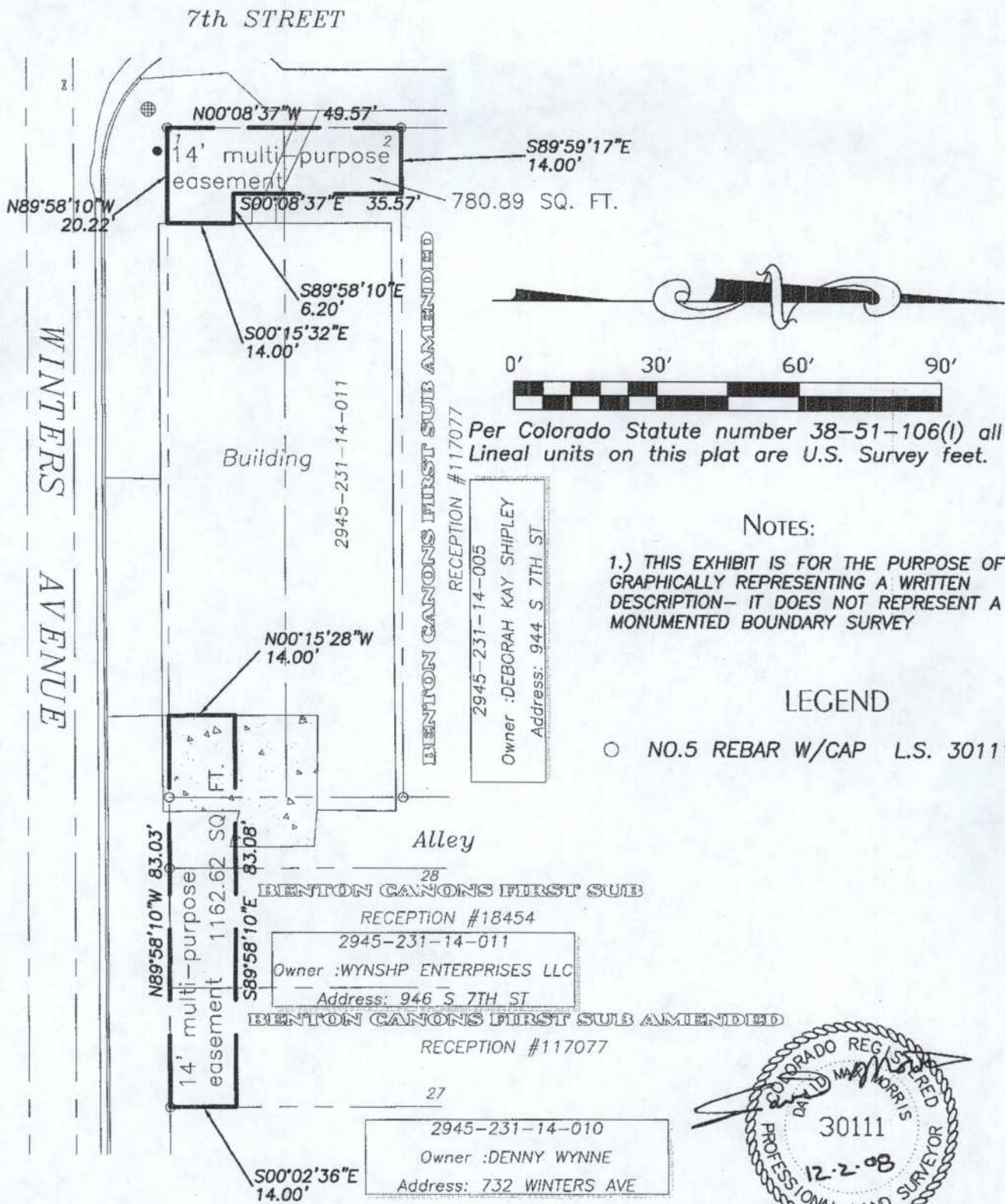
The foregoing instrument was acknowledged before me this 24th day of April, 2009, by Deborah K. Shipley, Manager, Wynshp Enterprises LLC, a Colorado Limited Liability Company.

My commission expires 9/2/09.
Witness my hand and official seal.



Cynthia L. McKee
Notary Public

Exhibit "A"



Per Colorado Statute number 38-51-106(1) all Lineal units on this plat are U.S. Survey feet.

NOTES:

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

LEGEND

- NO.5 REBAR W/CAP L.S. 30111



14' Multi-Purpose EASEMENT

SITUATED IN THE SW1/4 NE1/4 SECTION 23, T1S, R1W OF THE UTE MERIDIAN

FOR: LEE WYNNE	 <p>Surveying Western Colorado Since 1979 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025</p>	SURVEYED BY: SB GP
ACAD ID: WYNSHP VAC		DRAWN BY: RM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 12/02/08		SHEET NO.
		FILE: 2007-306.03