

GRANT OF MULTI-PURPOSE EASEMENT

Grand Valley Realty, LLC, a Colorado Limited Liability Company, Grantor, whose mailing address is 352 Mirick Road, Princeton, MA 01541, owner of that certain parcel of land in Mesa County, Colorado, described in Book 5549, Page 7832, 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 certain parcel of land lying in the Southeast Quarter of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

The North 14.00 feet of Lot 2, Bensley-Bristol minor Subdivision, as same is recorded in Plat Book 16, Page 139, Public Records of Mesa County, Colorado.

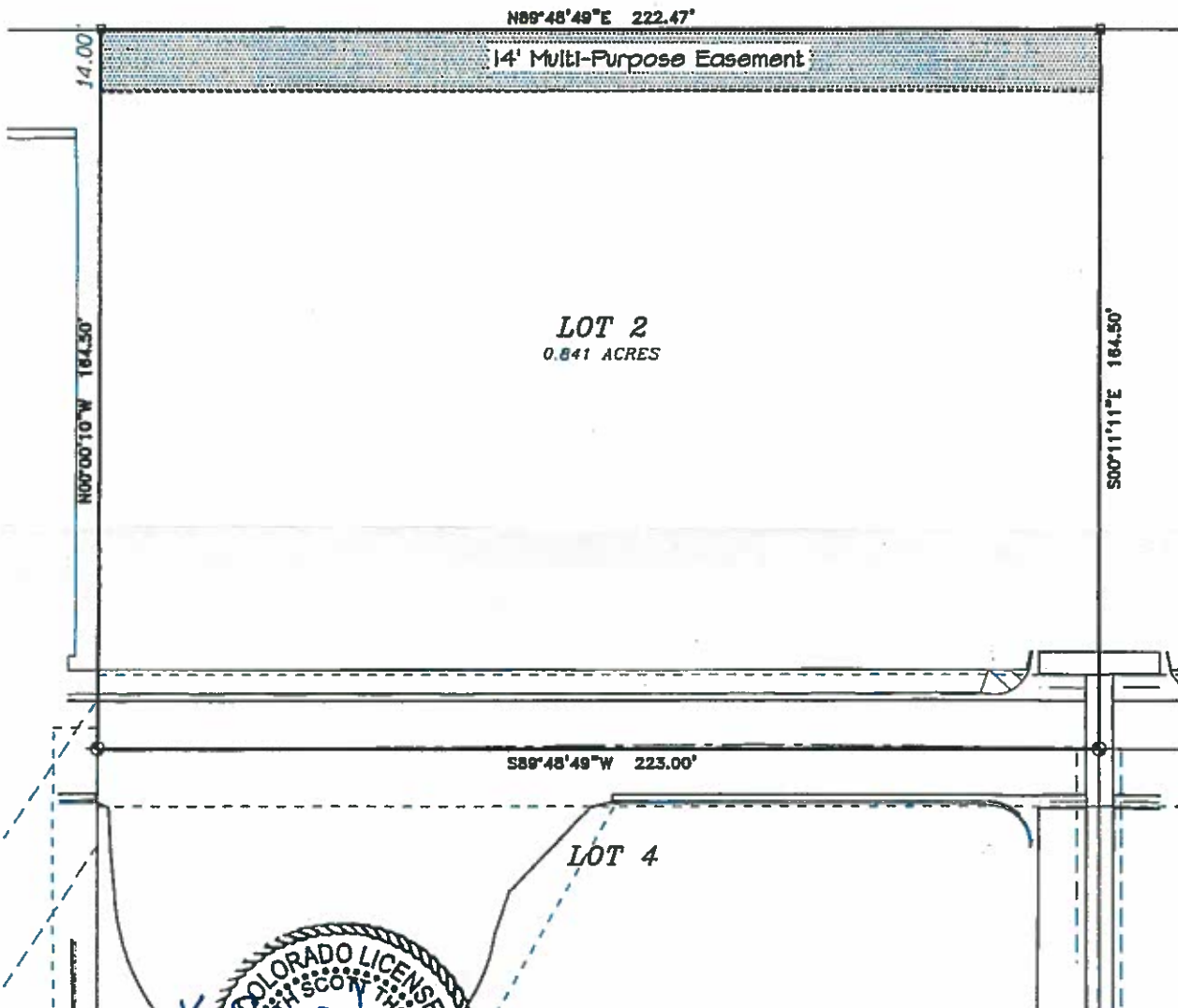
Said parcel of land containing 3,115 square feet or 0.071 Acres, as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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.

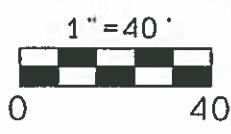
SHEET 1 OF 3

EXHIBIT "A"

14' Multi-Purpose Easement
 Lot 2, Bensley-Bristol Minor Subdivision, Reception No. 1841835,
 City of Grand Junction, Mesa County, Colorado



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



 RIVER CITY CONSULTANTS		744 Horizon Ct. Suite 110 Grand Junction CO 81506 970-241-4722
Drawn:kst	Checked:drs	Dec 18, 2013
S:\PROJECTS.B Monument Rock Club		