

## GRANT OF COMPRESSED NATURAL GAS PIPELINE EASEMENT

**Dale R. Reece, "Grantor"**, whose address is 2065 Blue Water Drive, Fruita, CO 81521, owner of that certain parcel of land in Mesa County, Colorado, described as Parcel 4 in Book 1412, Page 574, 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 N. 5th Street, Grand Junction, CO 81501, a Compressed Natural Gas Pipeline Easement for the use and benefit of Grantee, as a perpetual easement for the installation, construction, operation, maintenance and repair of a compressed natural gas pipeline, its fixtures, devices and appurtenances. The easement area is more specifically described as on, along, over, under, and across the following described parcel of land:

A thirty foot (30') wide easement across a parcel of land recorded at Reception Number 1314696, situated in the southeast quarter of the southeast quarter (SE 1/4 SE 1/4) of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement lying fifteen feet (15') each side of the following described centerline:

Commencing at a 3 1/4" aluminum cap marked "W.C. LS 24306" at the southwest corner of Lot 1 of Ice Skating Subdivision as recorded at Reception Number 2334019, whence the south quarter corner (S 1/4) of Section 10 bears South 89°47'44" East, with all bearings herein relative thereto; thence North 15°21'35" West along the west line of said Lot 1 a distance of 152.16 feet; thence continuing along said west line, North 00°04'15" West a distance of 83.81 feet to the Point of Beginning of the centerline here-in described; thence departing said west line North 10°22'53" West a distance of 36.72 feet; thence North 23°30'28" West a distance of 368.02 feet to the north line of said parcel also being the Point of Termination. The sidelines of said easement shall be shortened or extended to close at all angle points and terminate at the intersecting property lines.

Said easement contains 12,241 square feet or 0.281 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 and/or removal 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.

The interest conveyed is an Easement for the purposes and uses and upon the terms stated herein. 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.

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 1<sup>st</sup> day of December, 2014.

By: Dale R. Reece  
Dale R. Reece

State of Colorado        )  
                                      )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2014, by Dale R. Reece.

My commission expires 10-20-19.

Witness my hand and official seal

Janice L. Thompson  
Notary Public



Description authored by:  
Alec K. Thomas  
Colorado PLS #38274  
744 Horizon Court, #110  
Grand Junction, CO 81506

# EXHIBIT A

LOT 11  
RIVERSIDE SUBDIVISION  
RECEPTION NUMBER 18317

EXISTING CONCRETE PATH  
P.O.T.

↑  
↑  
COLORADO RIVER

RIVERSIDE PARKWAY

LOT 1  
ICE SKATING SUBDIVISION  
RECEPTION NUMBER 2334019

30.00'  
N23° 30' 28"W  
368.02'

DALE R. REECE  
PARCEL 2945-094-00-066

RECEPTION NUMBER: 1314696

SE1/4 SE1/4 SECTION 9  
T.1S. R.1W. UTE MERIDIAN

N10° 22' 53"W  
36.72'

P.O.B.  
N00° 04' 15"W  
83.81'

EXISTING PEDESTRIAN EASEMENT

N15° 21' 35"W  
152.16'

FOUND 3.25" ALUMINUM CAP  
MARKED "W.C." DH SURVEYS LS 24306

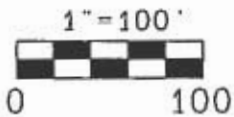
BASIS OF BEARINGS: N89° 47' 44"W

SE1/4 SECTION 10



**SHEET 3 OF 3**

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 Court, Suite 110  
Grand Junction, Co. 81506  
Phone: 970.241.4722  
Fax: 970.241.8841

Drawn: AKT | Checked: KST | 8/19/2014 | Job No. 1426

S:\PROJECTS\1426 Block\Survey\NEW EASEMENTS\DALE REECE.dwg