

**GRANT OF MULTI-PURPOSE EASEMENT, DRAINAGE EASEMENT  
AND TRAIL EASEMENT**

**WTN CoEx RP, LLC, a Colorado limited liability company, Grantor**, whose address is 3501 SW Fairlawn Road, Suite 200, Topeka, Kansas 66614, 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 sold, granted and conveyed, and by these presents does hereby sell, 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 combined Multi-Purpose Easement; Drainage Easement and Trail Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as perpetual easements 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, drainage facilities, 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, and also; All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Irrigation Company to install, operate, maintain and repair irrigation water and water transmission and distribution facilities on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land located in Lot 1, Canyon View Marketplace, as recorded in Book 4081, at Page 326, Mesa County Clerk and Recorders, more particularly described as:

Beginning at the Northwest corner of Lot 1 of said Canyon View Marketplace, whence the Northeast corner of said Lot 1 bears N89°54'52"E a distance of 686.58 feet and all bearings contained herein relative thereto; thence N89°54'52"E 50.28 feet along the North line of said Lot 1; thence S06°00'55"W 134.46 feet; thence S10°54'11"E 63.48 feet; thence S04°38'06"W 107.02 feet; thence S07°31'21"W 47.27 feet; thence S04°04'20"E 143.51 feet; thence S07°57'01"W 132.43 feet to the South line of said Lot 1; thence S89°52'52"W 25.00 feet along said Lot 1 to the Southwest corner of Lot 1; thence N00°01'18"W 623.88 feet along the West line of said Lot 1 to the Point of Beginning.

Containing 0.57 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.



# EXHIBIT A

John Usher  
2945-042-00-167

NW1/4 Corner  
Section 4,  
T1S, R1W, U.M.  
BLM

North Line NW1/4 SW1/4 Section 4, T1S, T1W, UM

F-1/2 ROAD

Point of Beginning

N89°54'52"E 686.58' (Basis of Bearings)

Basis of Bearings

50.28'

14' Multipurpose Easement  
Book 4081, Page 326

50' Utility Easement in Favor  
of Public Service Co. of Colorado  
Book 1940 At Pages 987-989  
Book 4049 At Pages 612-615.

S 06°00'55" W  
134.46'

Easement to be granted

N 10°54'11" W  
63.48'

2945-043-21-001  
WTN COEX RP, LLC  
3501 SW Fairlawn Road, Suite 200  
Topeka, Kansas

14' Multipurpose Easement

N 04°38'06" E  
107.02'

0.57 ACRES

Lot 1  
Canyon View Marketplace  
Book 4081, Page 326

Δ=55°32'17"  
R=274.00'  
L=265.59'  
Ch=255.32'  
Ch Brg=S27°38'39"W

S 07°31'21" W  
47.27'

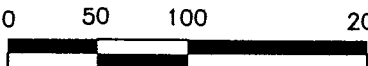


N 04°04'20" W  
143.51'

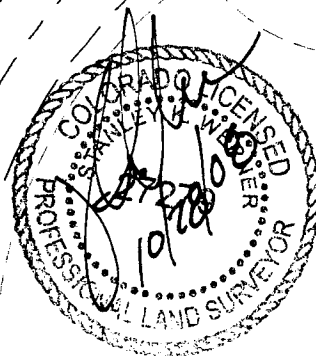
0.57 ACRES

Δ=55°24'05"  
R=326.00'  
L=315.22'  
Ch=303.08'  
Ch Brg=S27°42'45"W

SCALE: 1" = 100'



N 07°57'01" E  
132.43'



25.00'

S89°52'52"W 427.22'

20' Drainage, Utility And Irrigation Easement  
Dillon Real Estate Co, Inc (Plot Book 15, Pages 37, 38 And 39)  
630 24 Rd  
2945-043-04-007

High Desert Surveying, LLC

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

SW Corner  
NW1/4 SW1/4  
Section 4  
T1S, R1W, UM  
MCSM #4-2

PROJ. NO. 07-171	Drawn	APP'D	SHEET	OF
DATE: Sept. 18, 2008	skw	SKW	1	1