

## GRANT OF MULTI-PURPOSE EASEMENT

Thomas R. Schaffer and Lisa D. Marye, as joint tenants, Grantors, whose mailing address is 584 Maxwell Drive, Grand Junction, Colorado, 81504, owner of that certain parcel of land in Mesa County, Colorado, as evidenced by a Warranty Deed recorded in Book 5543, Page 735, 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 described parcel of land described in the attached Exhibit A and depicted on the attached Exhibit B, which exhibits are incorporated herein by this reference, said parcel of land containing 9,509 square feet.

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. Except as expressly permitted in an approved plan or other written agreement with the City, Grantor will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover. In the event such obstacles are installed in the Easements, the City has the right to require the Grantor to remove such obstacles from the Easements. If Grantor does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.
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 21 day of May, 2015.

Thomas R. Schaffer



Lisa D. Marye




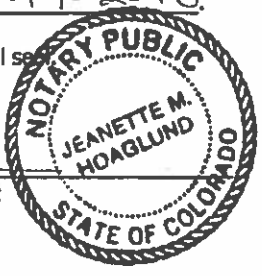
State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 21 day of May, 2015, by Thomas R. Schaffer.

My commission expires 7-17-2016.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

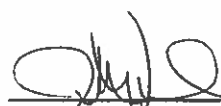


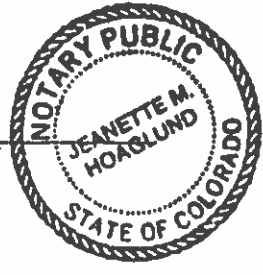
State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 21 day of May, 2015, by Lisa D. Marye.

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\_\_\_\_\_  
Notary Public



**EXHIBIT A**

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado and being described as follows.

The North 24.00 feet of the South 54.00 feet of that property as described in Book 5543 at Page 735, Reception Number 2673677 of the Mesa County Clerk and Recorder's Office.

Said tract of land contains 9,509 square feet.

Above legal description written by:  
Patrick W. Click  
Colorado registered Professional Surveyor No. 37904  
3194 Mesa Avenue Unit B  
Grand Junction, Colorado 81504

EXHIBIT B

BANNER INDUSTRIAL PARK  
RECEPTION NUMBER 1158826

LOT 6      LOT 5      LOT 4      LOT 3

40' ROAD AND DRAINAGE EASEMENT  
RECEPTION NUMBER 1158826

S89° 59' 16"E      396.20'

FOUND 3" ALUMINUM CAP  
PLS 24963  
C-S-NE 1/4 CORNER  
SECTION 17, T1S, R1E, UTE MERIDIAN

2980 D 1/2 RD  
SCHAFER THOMAS R  
MARYE LISA D  
RECEPTION NUMBER 2673677

24' MULTI-PURPOSE EASEMENT  
9509 SQUARE FEET  
(HATCHED AREA)

30.0'  
24.0'

N89° 59' 33"W      396.20'

S89° 59' 33"E      1319.29'  
SOUTH LINE SE 1/4 NE 1/4 SECTION 17

30' RIGHT OF WAY  
PLAT BOOK 13 PAGE 399  
RECEPTION NUMBER 1419473  
FOUND 3" BRASS CAP  
MCSM NUMBER 1075-1  
EAST 1/2 CORNER  
SECTION 17, T1S, R1E, UTE MERIDIAN

LOT 1  
BROWN'S MINOR SUBDIVISION II  
PLAT BOOK 16 PAGE 36  
RECEPTION NUMBER 1819630

2983 D 1/2 RD  
LEFEVER JANICE MARIE  
RECEPTION NUMBER  
1627782

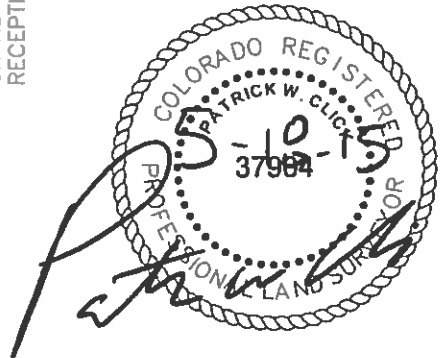
30' RIGHT OF WAY  
BOOK 3816 PAGE 167  
RECEPTION NUMBER 2333184

CENTERLINE  
60' PETITIONED RIGHT OF WAY  
ROAD BOOK 2 PAGE 17  
RECORDED RECEPTION NUMBER 2359513

2973 D 1/2 RD  
TRAVER RICHARD  
TRAVER MARIANNE  
RECEPTION  
NO. 26637706

2990 D 1/2 RD  
GRAND JUNCTION REAL ESTATE INVESTMENTS LLC  
RECEPTION NUMBER 2716779

Line Table		
Line #	Direction	Length
L1	N00° 06' 11"W	30.00'
L2	N00° 06' 11"W	30.00'
L3	S00° 06' 11"E	24.00'
L4	S89° 59' 33"E	396.20'
L5	N00° 06' 11"W	24.00'
L6	N89° 59' 33"W	396.20'



GRAPHIC SCALE:  
1"=100'



LINEAR UNITS ARE U.S. SURVEY FEET

**LEGAL DESCRIPTION SKETCH**  
SITUATED IN THE SE 1/4 NE 1/4 OF SECTION 17, T1S, R1E, UTE  
GRAND JUNCTION, MESA COUNTY, COLORADO

**MULTI-PURPOSE EASEMENT**

OWNER: SCHAFER THOMAS R AND MRYE LISA D

TAX# 2943-171-00-143

DRAWING NAME: 517 N1ST STREET LEGAL

FIELD WORK: PWC  
DRAWN BY: PWC

**POLARIS SURVEYING**

PATRICK W. CLICK P.L.S. No. 37904  
3194 MESA AVENUE #B  
GRAND JUNCTION, CO 81504  
PHONE (970)434-7038