

## GRANT OF MULTI-PURPOSE EASEMENT

**WS-Grand Junction, CO-1-UT, LLC, a Utah limited liability company, By: Embree Asset Group, Inc., a Texas Corporation, Member, Grantor**, whose mailing address is 4747 Williams Drive, Georgetown, TX 78633, owner of a parcel of land located at 2594 Patterson Road, Grand Junction, Co, being Lot 2, Community Hospital Medical Park, as same is recorded in Plat Book 17, Pages 373 and 374, 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 portion of Lot 2 of Community Hospital Medical Park, as recorded in Plat Book 17 PageS 373 and 374 of the Mesa County Records, situated in the Southeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; being more particularly described as follows:

Commencing at the Southeast corner of Section 3, a Mesa County Survey Monument #54-1 at the intersection of Patterson Road and North 1st Street, the Basis of Bearings being N89°57'00"W to the South 1/4 corner of Section 3, a Mesa County Survey Monument #804-1 at the intersection of Patterson Road and 25 1/2 Road; thence N89°57'00"W a distance of 526.08 feet; thence N00°00'00"E a distance of 60.22 feet to the Point of Beginning also being a point on the East line of Tract A of Community Hospital Medical Park; thence continuing along said East line of Tract A N00°00'00"E a distance of 8.77 feet; thence S89°57'00"E a distance of 197.96 feet to a point on the Northerly line of a 14' Multi-Purpose Easement; thence continuing along said Northerly line S51°07'48"W a distance of 8.65 feet; thence continuing along said Northerly line S89°03'00"W a distance of 191.25 feet to the Point of Beginning.

Said parcel of land containing 1,377 square feet or 0.031 Acres, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

DESCRIPTION PREPARED BY: CHRISTOPHER C. RANSIER, COLORADO PLS #38039  
717 CENTAURI DRIVE, GRAND JUNCTION, CO 81506

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 10th day of JUNE, 2015.

WS-Grand Junction, CO-1-UT, LLC, a Utah limited liability company  
 By: Embree Asset Group, Inc., a Texas corporation, Member

By:   
 Philip H. Annis, President

State of TEXAS )  
 )ss.  
 County of Williamson )

The foregoing instrument was acknowledged before me this 10th day of JUNE, 2015 by Philip H. Annis, President, Embree Asset Group, Inc., a Texas Corporation

My commission expires August 30, 2017.

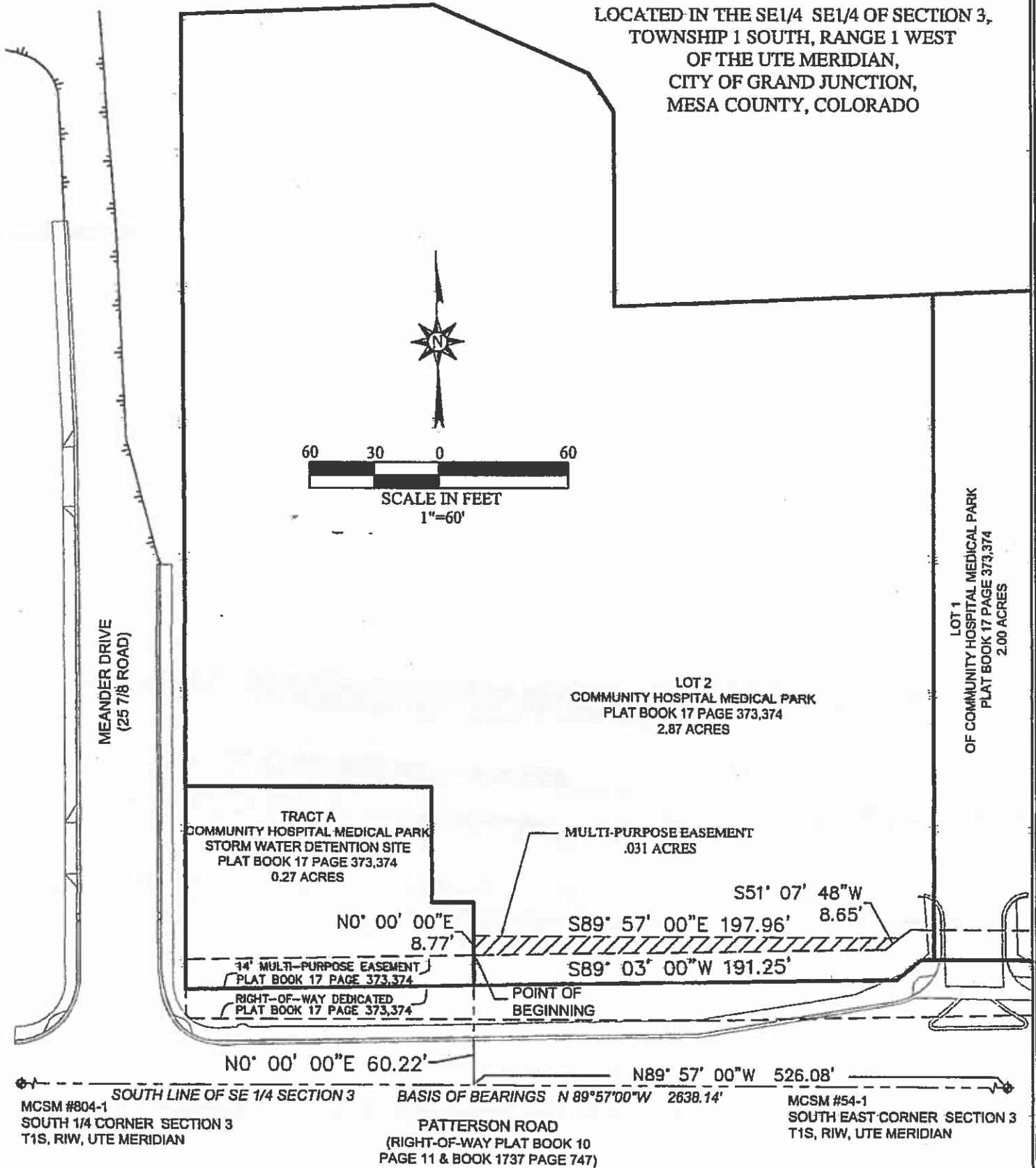
Witness my hand and official seal.

  
 Notary Public



# EXHIBIT "A"

LOCATED IN THE SE1/4 SE1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
OF THE UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO



MEANDER DRIVE  
(25 7/8 ROAD)

LOT 1  
OF COMMUNITY HOSPITAL MEDICAL PARK  
PLAT BOOK 17 PAGE 373,374  
2.00 ACRES

LOT 2  
COMMUNITY HOSPITAL MEDICAL PARK  
PLAT BOOK 17 PAGE 373,374  
2.87 ACRES

TRACT A  
COMMUNITY HOSPITAL MEDICAL PARK  
STORM WATER DETENTION SITE  
PLAT BOOK 17 PAGE 373,374  
0.27 ACRES

MULTI-PURPOSE EASEMENT  
.031 ACRES

N0° 00' 00"E 8.77'

S89° 57' 00"E 197.96' 8.65'

14' MULTI-PURPOSE EASEMENT  
PLAT BOOK 17 PAGE 373,374

S89° 03' 00"W 191.25'

RIGHT-OF-WAY DEDICATED  
PLAT BOOK 17 PAGE 373,374

POINT OF  
BEGINNING

N0° 00' 00"E 60.22'

N89° 57' 00"W 526.08'

MCSM #804-1  
SOUTH 1/4 CORNER SECTION 3  
T1S, RIW, UTE MERIDIAN

BASIS OF BEARINGS N 89°57'00"W 2638.14'  
PATTERSON ROAD  
(RIGHT-OF-WAY PLAT BOOK 10  
PAGE 11 & BOOK 1737 PAGE 747)

MCSM #54-1  
SOUTH EAST CORNER SECTION 3  
T1S, RIW, UTE MERIDIAN

- LEGEND:**
- ◆ FOUND MCSM (MESA COUNTY SURVEY MONUMENT)
  - SURVEY CONTROL LINE
  - ==== EASEMENT LINE
  - ===== PROPERTY LINE
  - T TOWNSHIP
  - R RANGE
  - N NORTH
  - E EAST
  - S SOUTH
  - W WEST



\*LINEAR UNITS ARE IN U.S. SURVEY FEET.  
\*TITLE INFORMATION SHOWN IS FROM MESA  
COUNTY CLERK AND RECORDER OFFICE.

