

GRANT OF MULTI-PURPOSE EASEMENT

Hatch Investments, LLC, a Colorado limited liability company, Grantor, whose mailing address is 2028 County Meadows Court, Grand Junction, Colorado, 81507, owner of that certain parcel of land (Lot 1 and Lot 2, Hatch Subdivision) in Mesa County, Colorado, as evidenced by a Warranty Deed recorded in Book 5374, Page 510, 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 ingress and egress for the public and 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 parcel of land described in the attached **Exhibit A** and depicted on the attached **Exhibit B**, which exhibits are incorporated herein by this 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.

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 17th day of August, 2015.

Hatch Investments, LLC,
a Colorado Limited Liability Company

By: 
Robert C. Hatch, Managing Member

State of COLORADO)
County of MESA)ss.
)

The foregoing instrument was acknowledged before me this 17th day of AUGUST, 2015, by Robert C. Hatch, Managing Member, Hatch Investments, LLC, a Colorado Limited Liability Company

My commission expires October 29, 2017

Witness my hand and official seal.

GAYLEEN HENDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014034093
My Commission Expires October 29, 2017

Gayleen Henderson
Notary Public

EXHIBIT A

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado and being described as follows.

Commencing at the Northwest Corner of Lot 2 Hatch Subdivision as recorded in Book 5625 at Page 875, Reception Number 2602013 of the Mesa County Clerk and Recorder's Office, thence along the West line of said Lot 2 $S0^{\circ} 15' 58''W$ a distance of 0.31 feet to the Point of Beginning; thence continuing along said West line $S0^{\circ} 15' 58''W$ a distance of 29.00 feet to the start of a non-tangent curve to the right; thence along the arc of said curve 24.38 feet with a radius of 28.00 feet whose chord bears $S63^{\circ} 54' 50''E$ a distance of 23.61 feet; thence $S38^{\circ} 58' 25''E$ a distance of 116.49 feet to the start of a curve to right; thence along the arc of said curve 30.94 feet with a radius of 24.00 feet whose chord bears $S2^{\circ} 02' 22''E$ a distance of 28.84 feet; thence $S34^{\circ} 53' 41''W$ a distance of 140.85 to the start of a curve to the right; thence along the arc of said curve 47.94 feet with a radius of 30.50 feet whose chord bears $S79^{\circ} 55' 08''W$ a distance of 43.15 feet; thence $N55^{\circ} 03' 24''W$ a distance of 36.85 feet to the start of a curve to the left; thence along the arc of said curve 6.10 feet with a radius of 10.00 feet whose chord bears $N72^{\circ} 31' 42''W$ a distance of 6.00 feet; thence $N90^{\circ} 00' 00''W$ distance of 27.64 feet; thence $S00^{\circ} 00' 00''E$ a distance of 46.00 feet; thence $N00^{\circ} 00' 00''E$ a distance of 35.25 to the start of a curve to the right; thence along the arc of said curve 3.90 feet with a radius of 2.00 feet whose chord bears $S34^{\circ} 09' 17''E$ a distance of 3.31 feet; thence $S21^{\circ} 41' 26''W$ a distance of 3.93 feet; thence $S68^{\circ} 20' 02''E$ a distance of 49.38 feet; thence $N21^{\circ} 41' 26''E$ a distance of 18.73 feet to the start of a curve to the right; thence along the arc of said curve 0.60 feet with a radius of 0.50 feet whose chord bears $N55^{\circ} 50' 43''E$ a distance 0.56 feet; thence $N90^{\circ} 00' 00''E$ a distance of 141.11 feet; thence $N00^{\circ} 00' 00''E$ a distance of 25.00 feet; thence $N90^{\circ} 00' 00''W$ a distance of 56.17 to the start of a curve to the right; thence along the arc of said curve a distance of 54.49 feet with a radius of 25.00 feet whose chord bears $N27^{\circ} 33' 18''W$ a distance of 44.33 feet; thence $N34^{\circ} 53' 23''E$ a distance of 84.69 feet to the start of a curve to the right; thence along the arc of said curve a distance of 8.44 feet with a radius of 25.00 feet whose chord bears $N44^{\circ} 33' 30''E$ a distance of 8.40 feet; thence $N54^{\circ} 13' 37''E$ distance of 144.90 feet; thence $N33^{\circ} 44' 44''W$ a distance of 26.69 feet; thence $N89^{\circ} 56' 36''W$ a distance of 20.60 feet; thence $S00^{\circ} 03' 16''E$ a distance of 16.20 feet to the start of a curve to the right; thence along the arc of said curve a distance of 4.73 with a radius of 5.00 feet whose chord bears $S27^{\circ} 06' 49''W$ a distance of 4.56 feet; thence $S54^{\circ} 13' 37''W$ a distance of 73.81 feet to the start of a curve to the right; thence along the arc of said curve 7.57 feet with a radius of 5.00 feet whose chord bears $N82^{\circ} 22' 24''W$ a distance of 6.87 feet; thence $N38^{\circ} 58' 25''W$ a distance of 24.89 feet to the start of a curve to the right; thence along the arc of said curve 43.98 feet with a radius of 28.00 feet whose chord bears $N06^{\circ} 01' 35''E$ a distance of 39.60 feet; thence $N51^{\circ} 01' 35''E$ a distance of 18.12 feet to the start of a curve to the left; thence along the arc of said curve 50.76 feet with a radius of 57.00 feet whose chord bears $N25^{\circ} 30' 47''E$ a distance of 49.10 feet; thence $N00^{\circ} 00' 00''E$ a distance of 3.70 feet to the start of a curve to the right; thence along the arc of said curve 9.90 feet with a radius of 28.00 feet whose chord bears $N10^{\circ} 07' 40''E$ a distance of 9.85 feet to the North line of

said Lot 2; thence N88° 20' 02"W along said North line a distance of 34.73 feet to the start of a non-tangent curve to the right; thence along the arc of said curve a distance of 40.06 feet with a radius of 28.00 feet whose chord bears S10° 02' 07"W a distance of 36.73 feet; thence S51° 01' 35"W a distance of 18.14 feet to the start of a curve to the right; thence along the arc of said curve 43.98 feet with a radius of 28.00 feet whose chord bears N83° 58' 25"W a distance of 39.60 feet; thence N38° 58' 25"W a distance of 27.14 feet to the start of a curve to the left; thence along the arc of said curve 50.07 feet with a radius of 57.00 feet whose chord bears N64° 08' 16"W distance of 48.47 feet to the Point of Beginning.

Said tract of land contains 0.543 acres.

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

SOUTH BROADWAY

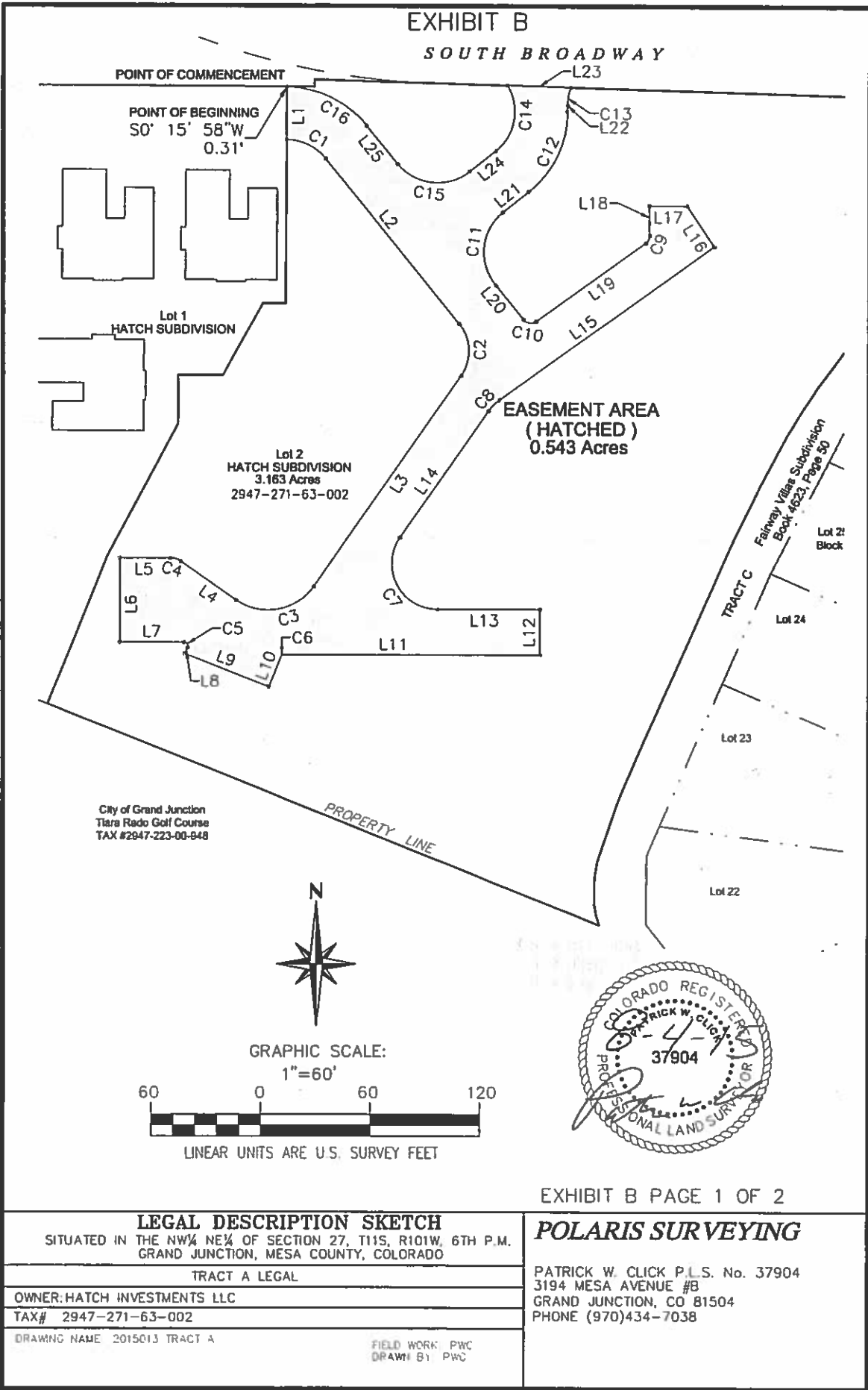


EXHIBIT B PAGE 1 OF 2

LEGAL DESCRIPTION SKETCH

SITUATED IN THE NW¼ NE¼ OF SECTION 27, T11S, R101W, 6TH P.M.
GRAND JUNCTION, MESA COUNTY, COLORADO

TRACT A LEGAL

OWNER: HATCH INVESTMENTS LLC

TAX# 2947-271-63-002

DRAWING NAME 2015013 TRACT A

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

EXHIBIT B

Line Table		
Line #	Direction	Length
L1	S00° 15' 58"W	29.00'
L2	S38° 58' 25"E	116.49'
L3	S34° 53' 41"W	140.85'
L4	N55° 03' 24"W	36.85'
L5	N90° 00' 00"W	27.64'
L6	S00° 00' 00"E	46.00'
L7	N90° 00' 00"E	35.25'
L8	S21° 41' 26"W	3.93'
L9	S68° 20' 02"E	49.38'

Line Table		
Line #	Direction	Length
L10	N21° 41' 26"E	18.73'
L11	N90° 00' 00"E	141.11'
L12	N00° 00' 00"E	25.00'
L13	N90° 00' 00"W	56.17'
L14	N34° 53' 23"E	84.69'
L15	N54° 13' 37"E	144.90'
L16	N33° 44' 44"W	26.69'
L17	N89° 56' 36"W	20.60'
L18	S00° 03' 16"E	16.20'

Line Table		
Line #	Direction	Length
L19	S54° 13' 37"W	73.81'
L20	N38° 58' 25"W	24.89'
L21	N51° 01' 35"E	18.12'
L22	N00° 00' 00"E	3.70'
L23	N88° 20' 02"W	34.73'
L24	S51° 01' 35"W	18.14'
L25	N38° 58' 25"W	27.14'

Curve Table					
Curve #	Radius	Length	Delta	CHORD LENGTH	CHORD BEARING
C1	28.00'	24.38'	049° 52' 49"	23.61'	S63° 54' 50"E
C2	24.00'	30.94'	073° 52' 06"	28.84'	S02° 02' 22"E
C3	30.50'	47.94'	090° 02' 56"	43.15'	S79° 55' 08"W
C4	10.00'	6.10'	034° 56' 36"	6.00'	N72° 31' 42"W
C5	2.00'	3.90'	111° 41' 26"	3.31'	S34° 09' 17"E
C6	0.50'	0.60'	068° 18' 34"	0.56'	N55° 50' 43"E
C7	25.00'	54.49'	124° 53' 23"	44.33'	N27° 33' 18"W
C8	25.00'	8.44'	019° 20' 14"	8.40'	N44° 33' 30"E
C9	5.00'	4.73'	054° 13' 37"	4.56'	S27° 06' 49"W
C10	5.00'	7.57'	086° 47' 58"	6.87'	N82° 22' 24"W
C11	28.00'	43.98'	090° 00' 00"	39.60'	N06° 01' 35"E
C12	57.00'	50.76'	051° 01' 35"	49.10'	N25° 30' 47"E
C13	28.00'	9.90'	020° 15' 21"	9.85'	N10° 07' 40"E
C14	28.00'	40.06'	081° 58' 55"	36.73'	S10° 02' 07"W
C15	28.00'	43.98'	090° 00' 00"	39.60'	N83° 58' 25"W
C16	57.00'	50.07'	050° 19' 41"	48.47'	N64° 08' 16"W



EXHIBIT B PAGE 2 OF 2

<p>LEGAL DESCRIPTION SKETCH SITUATED IN THE NW¼ NE¼ OF SECTION 27, T11S, R101W, 6TH P.M. GRAND JUNCTION, MESA COUNTY, COLORADO</p>		<p>POLARIS SURVEYING PATRICK W. CLICK P.L.S. No. 37904 3194 MESA AVENUE #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038</p>
TRACT A LEGAL		
OWNER: HATCH INVESTMENTS LLC		
TAX# 2947-271-63-002		
DRAWING NAME 2015013 TRACT A	FIELD WORK PWC DRAWING BY PWC	