

GRANT OF MULTI-PURPOSE EASEMENT

Grand Conjunction, LLC, a Colorado limited liability company, Grantor, whose mailing address is 9100 E Panorama Drive, Suite 300, Englewood, Colorado 80112, owner of that certain parcel of land in Mesa County, Colorado, as evidenced by a Special Warranty Deed recorded in Book 3838, Page 488, 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 as PE-106 on the attached Exhibit B, which exhibits are incorporated herein by this reference, said parcel of land containing 3,142 square feet (0.072 acres), more or less.

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 16th day of December, 2015.

Grand Conjunction, LLC

Signature

Printed name: NAVID C. DIMOND



State of COLORADO)
) ss.
County of AGUAS CALIENTES)

The foregoing instrument was acknowledged before me this 16th day of
December, 2015, by navin c. armond, as member

for Grand Conjunction, LLC, a Colorado limited liability company.

My commission expires 6/30/2017.

Witness my hand and official seal.

Sheryl A Hanabrink
Notary Public

SHERYL A HANEBRINK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084025848
MY COMMISSION EXPIRES JUNE 30, 2017

EXHIBIT "A"

PROJECT CODE: 19911
PROJECT NUMBER: NHP 0701-223
PARCEL NUMBER: PE-106
DATE: SEPTEMBER 22, 2014

LEGAL DESCRIPTION

A Permanent Easement, No. PE-106 of the Department of Transportation, State of Colorado, Project Code 19911, Project Number NHP 0701-223, containing 3,142 square feet (0.072 Acres), more or less, located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 36, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, said permanent easement being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 SE 1/4 of said Section 36; thence S 89°54'06" E, along the South line of the NW 1/4 SE 1/4 of said Section 36, a distance of 581.95 feet; thence N 00°05'54" E a distance of 537.40 feet to a point on the Southeasterly line of Horizon/70, as same is recorded in Plat Book 12, Page 76, Public Records of Mesa County, Colorado, said point lying on the right of way for Horizon Drive, lying N 27°37'14" E, a distance of 70.20 feet from the Southeast corner of Lot 1 of said Horizon/70 and being the beginning of a 43.00 foot radius curve, concave Southwest, whose long chord bears N 31°03'27" W a distance of 16.41 feet, said point also being the POINT OF BEGINNING;

1. Thence from said Point of Beginning, Northwesterly along the arc of said curve, through a central angle of 22°00'09", an arc length of 16.51 feet to a Point of Reverse Curvature with a 25.00 foot radius curve, concave Northeast, whose long chord bears N 18°58'23" W a distance of 19.61 feet;
2. Thence Northwesterly along the arc of said curve, through a central angle of 46°10'16", an arc length of 20.15 feet to a Point of Reverse Curvature with a 5.00 foot radius curve, concave Southwest, whose long chord bears N 22°04'45" W a distance of 4.41 feet;
3. Thence Northwesterly along the arc of said curve, through a central angle of 52°22'59", an arc length of 4.57 feet to a Point of Reverse Curvature with a 141.83 foot radius curve, concave Northeast, whose long chord bears N 32°02'04" W a distance of 79.31 feet;
4. Thence Northwesterly along the arc of said curve, through a central angle of 32°28'21", an arc length of 80.38 feet;
5. Thence N 69°03'37" W, a distance of 11.32 feet;
6. Thence N 00°01'40" E, a distance of 58.67 feet;

7. Thence N 65°47'15" E, a distance of 10.36 feet;
8. Thence N 08°16'31" E, a distance of 40.44 feet to a point being the beginning of a 129.29 foot radius curve, concave West, whose long chord bears N 06°21'39" W a distance of 65.44 feet;
9. Thence Northerly along the arc of said curve, through a central angle of 29°19'06", an arc length of 66.16 feet;
10. Thence N 21°01'12" W, a distance of 9.60 feet;
11. Thence N 68°58'48" E, a distance of 10.00 feet;
12. Thence S 21°01'12" E, a distance of 9.60 feet to a point being the beginning of a 139.29 foot radius curve, concave West, whose long chord bears S 06°21'41" E a distance of 70.50 feet;
13. Thence Southerly along the arc of said curve, through a central angle of 29°19'03", an arc length of 71.27 feet;
14. Thence S 08°16'31" W, a distance of 45.93 feet;
15. Thence S 65°47'15" W, a distance of 9.38 feet;
16. Thence S 00°01'40" W, a distance of 45.32 feet;
17. Thence S 69°03'37" E, a distance of 9.56 feet to a point being the beginning of a 131.83 foot non-tangent radius curve, concave Northeast, whose long chord bears S 32°09'53" E a distance of 83.73 feet;
18. Thence Southeasterly along the arc of said curve, through a central angle of 37°01'58", an arc length of 85.21 feet to a Point of Reverse Curvature with a 5.00 foot radius curve, concave Southwest, whose long chord bears S 15°13'09" E a distance of 5.41 feet;
19. Thence Southeasterly along the arc of said curve, through a central angle of 65°31'15", an arc length of 5.72 feet to a Point of Reverse Curvature with a 15.00 foot radius curve, concave Northeast, whose long chord bears S 12°15'31" E a distance of 14.91 feet;
20. Thence Southeasterly along the arc of said curve, through a central angle of 59°36'00", an arc length of 15.60 feet to a Point of Reverse Curvature with a 53.00 foot radius curve, concave Southwest, whose long chord bears S 35°39'48" E a distance of 11.81 feet;
21. Thence Southeasterly along the arc of said curve, through a central angle of 12°47'27", an arc length of 11.83 feet to a point on the Southeasterly line of said Horizon/70;

22. Thence S 27°37'14" W, along said Southeasterly line, a distance of 12.60 feet, more or less, to the Point of Beginning.

The above described Parcel contains 3,142 square feet (0.072 Acres), more or less.

The purpose of the above described Permanent Easement is to construct and maintain utilities.

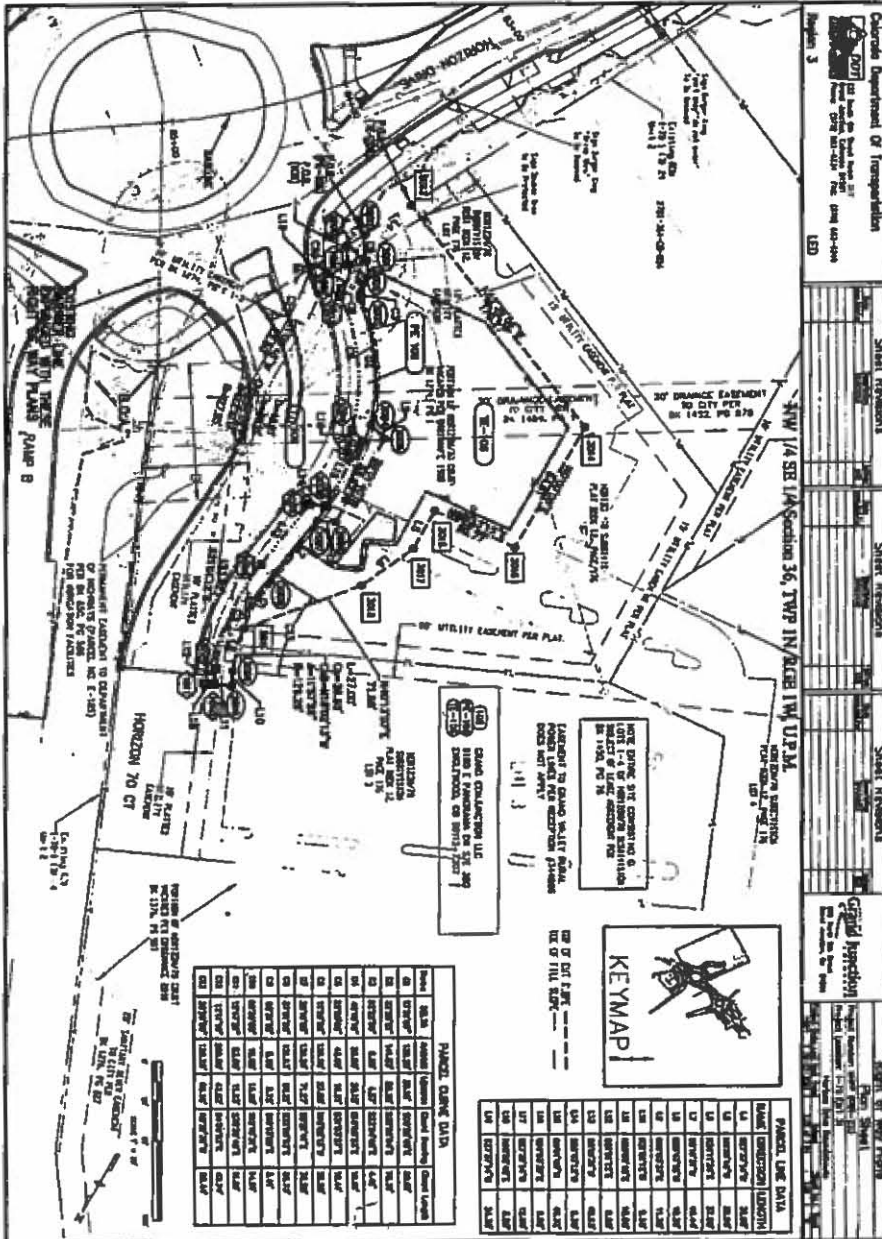
Basis of Bearings: All bearings are based on the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 36 bearing S 89°54'06" E, a distance of 1320.16 feet. The West end of said line monumented by a 3-1/4" Aluminum Cap, PLS 24331 on a 2" steel pipe and the East end of said line monumented by a 3" Mesa County Survey Marker, No. 162-1, PLS 2280, set in concrete.



For and on Behalf of the
Colorado Department of Transportation
By: City of Grand Junction
Peter T. Krick, PLS 32824
250 North 5th Street
Grand Junction, Co 81501

EXHIBIT B

N:\Cadd\John Smith\Projects\HORIZON DRIVE\dwg\Right of Way Plans.dwg, 7.62 PLAN SH7, 10/23/2014 4:42:00 PM



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Executed and delivered this 16th day of December, 2015.

Grand Conjunction, LLC

Signature

Printed name:

David C. Diamond



State of COLORADO)
)ss.
County of ARADENOE)

The foregoing instrument was acknowledged before me this 16th day of December, 2015, by navin c. armond, as member

for Grand Conjunction, LLC, a Colorado limited liability company.

My commission expires 6/30/2017.

Witness my hand and official seal.

SHERYL A HANEBRINK

Notary Public

SHERYL A HANEBRINK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20054025848
MY COMMISSION EXPIRES JUNE 30, 2017

EXHIBIT "A"

PROJECT CODE: 19911
PROJECT NUMBER: NHP 0701-223
PARCEL NUMBER: PE-106
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For and on Behalf of the
Colorado Department of Transportation
By: City of Grand Junction
Peter T. Krick, PLS 32824
250 North 5th Street
Grand Junction, Co 81501

EXHIBIT B

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