

### GRANT OF 50' EXCLUSIVE EASEMENT

**City of Grand Junction, a Colorado home rule municipality, Grantor**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, 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 **Grand Valley Irrigation Company, a Colorado Non-Profit Corporation, 688 26 Road, Grand Junction, Colorado, 81506, Grantee**, an Exclusive Easement for the use and benefit of Grantee, as an exclusive easement for ingress and egress by Grantee's personnel and equipment to operate, maintain and repair the existing canal and road and all activities reasonably related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

See "Exhibit A" attached hereto and incorporated herein by reference

Said easement contains 57,122 Square Feet or 1.311 Acres, more or less, as described herein and depicted on "Exhibit B" attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

1. The interest conveyed is an Exclusive Easement for the purposes and uses and upon the terms stated herein.
2. Grantee's utilization of the Easement shall be performed with due care using industries best accepted standards and techniques.

Executed and delivered this 4<sup>th</sup> day of March, 2011.

ATTEST:

For the City of Grand Junction  
a Colorado home rule municipality

Stephanie Twin  
City Clerk

By: Laurie M. Kadrach  
Laurie M. Kadrach, City Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )



The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2011, by Laurie M. Kadrach, City Manager for the City of Grand Junction and attested to by Stephanie Twin, City Clerk.

My commission expires 3/13/2013.

Witness my hand and official seal.



Debra M. Kemp  
Notary Public



**EXHIBIT "A"**  
**50' EXCLUSIVE EASEMENT**

A certain 50.0 foot wide Exclusive Canal Road Easement lying wholly within the plat of Crown Point Cemetery, as same is recorded in Plat Book 3, Page 1, Public Records of Mesa County, Colorado, all in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 20, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being 50.0 feet perpendicular and radial to the right, looking in the direction of the traverse, of the centerline of the existing Grand Valley Irrigation Company canal, said centerline being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 20, thence N 89°59'04" W (the North line of the NE 1/4 SW 1/4 of said Section 20 is assumed to bear N 89°59'04" W with all other bearings contained herein relative thereto) along the North line of the NE 1/4 SW 1/4 of said Section 20, also being the North line of said Crown Point Cemetery, a distance of 20.00 feet; thence S 00°00'43" E along a line 20.00 feet West of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 20, also being the East line of said Crown Point Cemetery, a distance of 723.80 feet to the POINT OF BEGINNING; thence from said Point of Beginning, Westerly along the arc of a 206.20 foot radius curve, concave Northerly, whose long chord bears S 74°14'36" W, through a central angle of 23°53'38", an arc distance of 85.99 feet; thence S 87°46'38" W, a distance of 84.64 feet to a point being the beginning of a 232.00 foot radius curve, concave Northeast, whose long chord bears N 74°31'16" W; thence Northwesterly along the arc of said curve, through a central angle of 37°01'30", an arc distance of 149.92 feet to a Point of Reverse Curvature, said curve having a radius of 583.60 feet, concave Southwest, whose long chord bears N 61°46'16" W; thence Northwesterly along the arc of said curve, through a central angle of 09°53'21", an arc distance of 95.77 feet to a Point of Reverse Curvature, said curve having a radius of 205.50 feet, concave Northeasterly, whose long chord bears N 49°10'42" W; thence Northwesterly along the arc of said curve, through a central angle of 38°53'21", an arc distance of 139.48 feet; thence N 23°12'34" W a distance of 62.20 feet to a point being the beginning of a 380.00 foot radius curve, concave Easterly, whose long chord bears N 05°08'01" W; thence Northerly along the arc of said curve, through a central angle of 36°09'06", an arc distance of 239.77 feet; thence N 12°56'32" E a distance of 122.77 feet to a point being the beginning of a 320.00 foot radius curve, concave Southeast, whose long chord bears N 30°16'41" E; thence Northeasterly along the arc of said curve, through a central angle of 34°40'18", an arc distance of 193.64 feet to a point on the Northerly boundary of said Crown Point Cemetery and the terminus of the above described centerline. The side lines of said easement to be lengthened or shortened to terminate at the North line and the East line of said Crown Point Cemetery.

CONTAINING 57,122 Square Feet or 1.311 Acres, more or less, as described







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See "**Exhibit A**" attached hereto and incorporated herein by reference

Said easement contains 57,122 Square Feet or 1.311 Acres, more or less, as described herein and depicted on "**Exhibit B**" attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

The interest conveyed replaces and supersedes that granted in Book 5132, Page 326.

Executed and delivered this 23<sup>rd</sup> day of March, 2011.

ATTEST:

For the City of Grand Junction  
a Colorado home rule municipality

Stephanie Linn  
City Clerk

By: Laurie M. Kadrich  
Laurie M. Kadrich, City Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of March, 2011, by Laurie M. Kadrich, City Manager for the City of Grand Junction and attested to by Stephanie Linn, City Clerk.

My commission expires 10-10-2013

Witness my hand and official seal.

Quinn Peterson



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