

GRANT OF UTILITY EASEMENT

Greedy Group, LLC, a Colorado limited liability company, Grantor, whose mailing address is 598 Sinatra Way, Grand Junction, Colorado, 81504, owner of that certain parcel of land described as Lot 18 in Block 3 of Legends East – Filing Three, County of Mesa, State of Colorado, as evidenced by that certain Quit Claim Deed recorded at Reception #2458402 in the Public Records of the Mesa County Clerk and Recorder, 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 non-exclusive Utility Easement for the use and benefit of Grantee and of the public utilities, as approved by Grantee, including expressly the Persigo 201 Sewer System and Ute Water Conservancy District, for City-approved utilities including the installation, operation, maintenance and repair of a water line and a sanitary sewer line and related facilities, on, along, over, under, through the parcel of land described in the attached **Exhibit A** and depicted in 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.

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 Easement, or permit the installation on the Easement, 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 Easement, the City has the right to require the Grantor to remove such obstacles from the Easement. 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.

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 2 day of August, 2016.

Greedy Group, LLC, a Colorado Limited Liability Company

By: 
Ron Abeloe, Managing Member

State of Colorado)
County of Mesa)ss.

The foregoing instrument was acknowledged before me this 2nd day of August, 2016, by Ron Abeloe as Managing Member of Greedy Group, LLC, a Colorado limited liability company.

My commission expires October 29, 2017

Witness my hand and official seal.


Notary Public

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

EXHIBIT A

A 10' water easement situated in situated in the NE1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, the centerline of which being described as follows:

Commencing at the Southwest corner of Lot 18 in Block Three of Legends East - Filing Three, reception # 2391206 according to the official records of Mesa County, Colorado;

Considering the West line of said Lot 18 to bear $N00^{\circ}04'43''W$ as determined by Mesa County Local Coordinate System, with all other bearings contained herein to be relative thereto:

Thence along the West lot line, $N00^{\circ}04'43''W$ 113.13 feet to the Point of Beginning;

Thence $N82^{\circ}38'35''E$ 58.78 feet;

Thence $N86^{\circ}24'50''E$ 66.66 feet to the point of Termination.

Extending and shortening the beginning edges to terminate or extend to said West Lot line.

TOGETHER with a 10' sewer easement situated in situated in the NE1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, the centerline of which being described as follows:

Commencing at the Southwest corner of Lot 18 in Block Three of Legends East - Filing Three, reception # 2391206 according to the official records of Mesa County, Colorado;

Considering the West line of said Lot 18 to bear $N00^{\circ}04'43''W$ as determined by Mesa County Local Coordinate System, with all other bearings contained herein to be relative thereto:

Thence along the West lot line, $N00^{\circ}04'43''W$ 92.05 feet to the Point of Beginning;

Thence $N79^{\circ}04'13''E$ 111.13 feet;

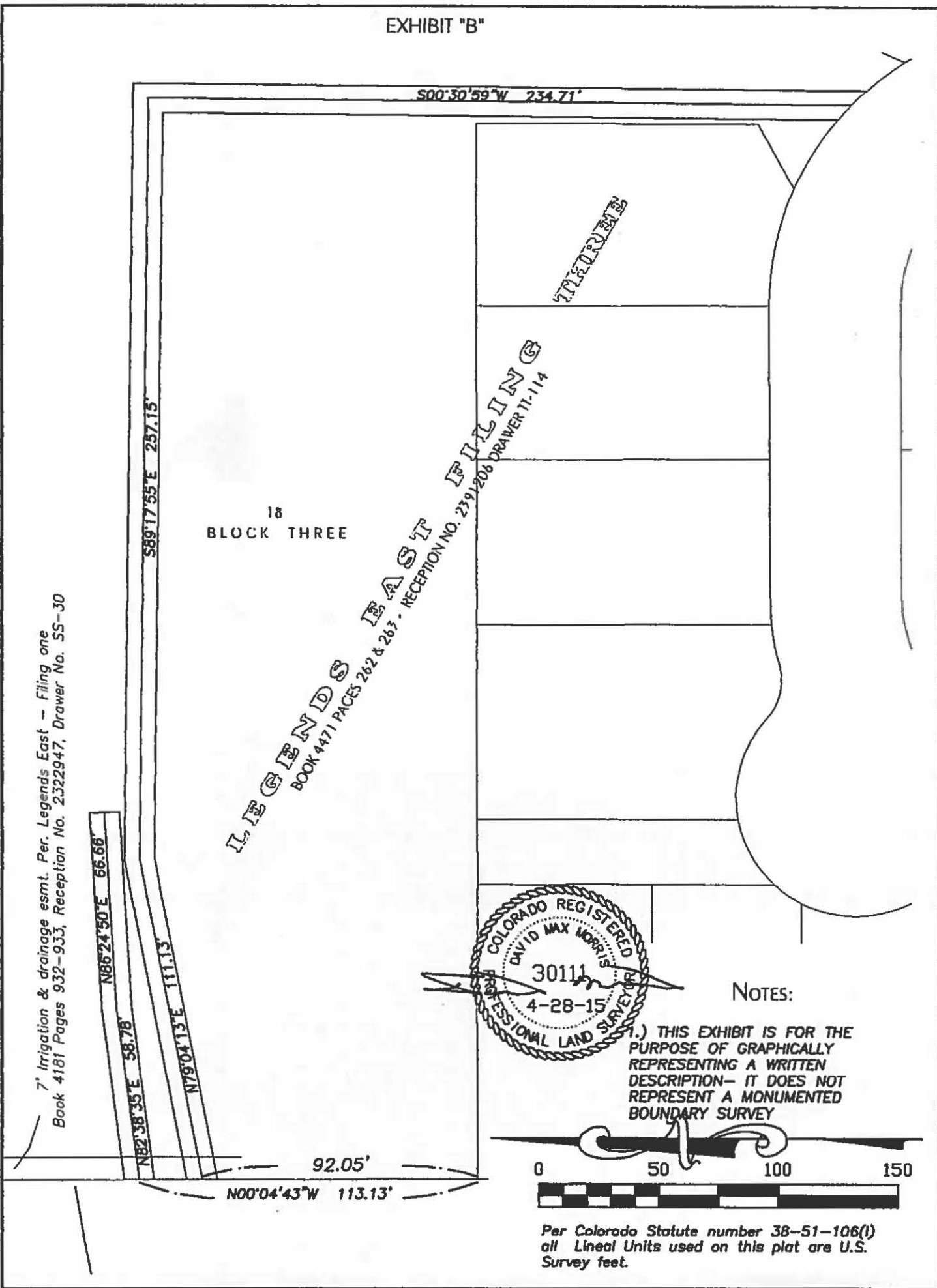
Thence $S89^{\circ}17'55''E$ 257.15 feet;

Thence $S00^{\circ}30'59''W$ 234.71 feet to the point of Termination.

Extending and shortening the beginning and ending edges to terminate or extend to adjacent boundary lines.

Authored by David Morris
Q.E.D. Surveying Systems Inc.
2718 Sierra Vista Road
Grand Junction, Colorado 81503 4/28/15

EXHIBIT "B"

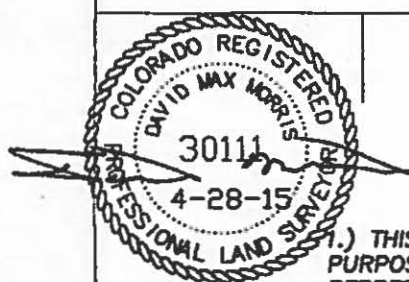


7' Irrigation & drainage esmt. Per. Legends East - Filing one
Book 4181 Pages 932-933, Reception No. 2322947, Drawer No. SS-30

N86°24'50"E 66.60'
N82°38'35"E 58.78'
N79°04'13"E 111.13'

18
BLOCK THREE

LEGENDS EAST FILING
BOOK 4471 PAGES 262 & 263 - RECEPTION NO. 2391206 DRAWER 11-114



NOTES:
1.) THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



Per Colorado Statute number 38-51-106(1) all Lineal Units used on this plat are U.S. Survey feet.

WATER & SEWER EASEMENTS

SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: GREEDY GROUP LLC	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 2718 Sierra Vista GRAND JUNCTION COLORADO 81503 (970) 241-2370 464-7568</p>	SURVEYED BY: RM (GPS)
SCALE: 1" = 40'		DRAWN BY: DMM
DATE: 4/28/15		ACAD ID: BELLA-DIMORA-SUB
		SHEET NO.
		FILE: 2013-228