

GRANT OF MULTI-PURPOSE EASEMENT

Halle Properties, LLC, an Arizona limited liability company, Grantor, whose mailing address is 20225 N. Scottsdale Road, Scottsdale, Arizona, 85255, is the fee simple owner of the real property located in Mesa County, Colorado and described in the attached Exhibit A, which is incorporated herein by this reference. Grantor, 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 land described in the attached Exhibit B, and depicted in the attached Exhibit C, which exhibits are incorporated herein by this reference, said easement area containing ~~5817~~ ^{3,300} square feet, 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 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 will not substantially interfere with the full use of the rights herein granted. Except as expressly permitted in writing by the Grantee, Grantor will not install or permit the installation 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 or on the easement area. In the event such are installed, the City has the right to require the Grantor to remove them at Grantor's expense, or if Grantor fails to do so, to remove them without any liability or obligation for repair and replacement, and to charge Grantor 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 that 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 29 day of November, 2017.

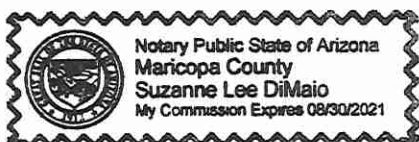
GRANTOR: **Halle Properties, LLC, an Arizona limited liability company**

Richard Sommer
Richard Sommer, Agent for Halle Properties, LLC

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 29 day of November, 2017 by Richard Sommer as agent for Halle Properties, LLC.

My commission expires 8-30-2021.
Witness my hand and official seal.



Suzanne Lee DiMaio
Notary Public

EXHIBIT A

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

Beginning 2,186.8 feet North of the SE corner of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; thence N77°23'W 34.5 feet; thence N61°22'W 264.6 feet; thence North 315.4 feet; thence East 263.9 feet; thence South to the point of beginning.

EXCEPT that tract of land conveyed to The Department of Highways, State of Colorado in Book 913 at Page 145 and also except that tract of land conveyed to The City of Grand Junction in Book 2868 at Page 432.

AND more particularly described in ALTA/NSPS Land Title Survey from Drexel, Barrell & Co. Job No. 20962-00 as follows:

A tract of land located in the SE ¼ of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

Commencing at the E ¼ corner of said Section 9, whence the Northeast corner of the SE ¼ of the NE ¼ of said section 9 bears N00°05'46"W, thence S89°45'35"W, 30 feet to the Westerly line of 25 Road, said point being the true point of beginning;

Thence S00°02'50"E, 295.23 feet along said Westerly line of 25 Road to the Northeast corner of that tract of land describe in Book 2868 at Page 432 in the Mesa County records;

Thence S89°51'51"W, 1.02 feet along the Northerly line of said tract of land described in Book 2868 at Page 432;

Thence S00°02'50"E, 105.13 feet along the Westerly line of said tract of land described in Book 2868 at Page 432;

Thence S09°36'52"W, 7.60 feet along said Westerly line of that tract of land described in Book 2868 at Page 432 to the Northwesterly line of that tract of land describe in Book 913 at Page 145 in the Mesa County records:

Thence S67°35'05"W, 39.77 feet along said Northwesterly line of that tract of land described in Book 913 at Page 145 to the Northeasterly line of that tract of land described at Reception No. 2630532 in the Mesa County Records;

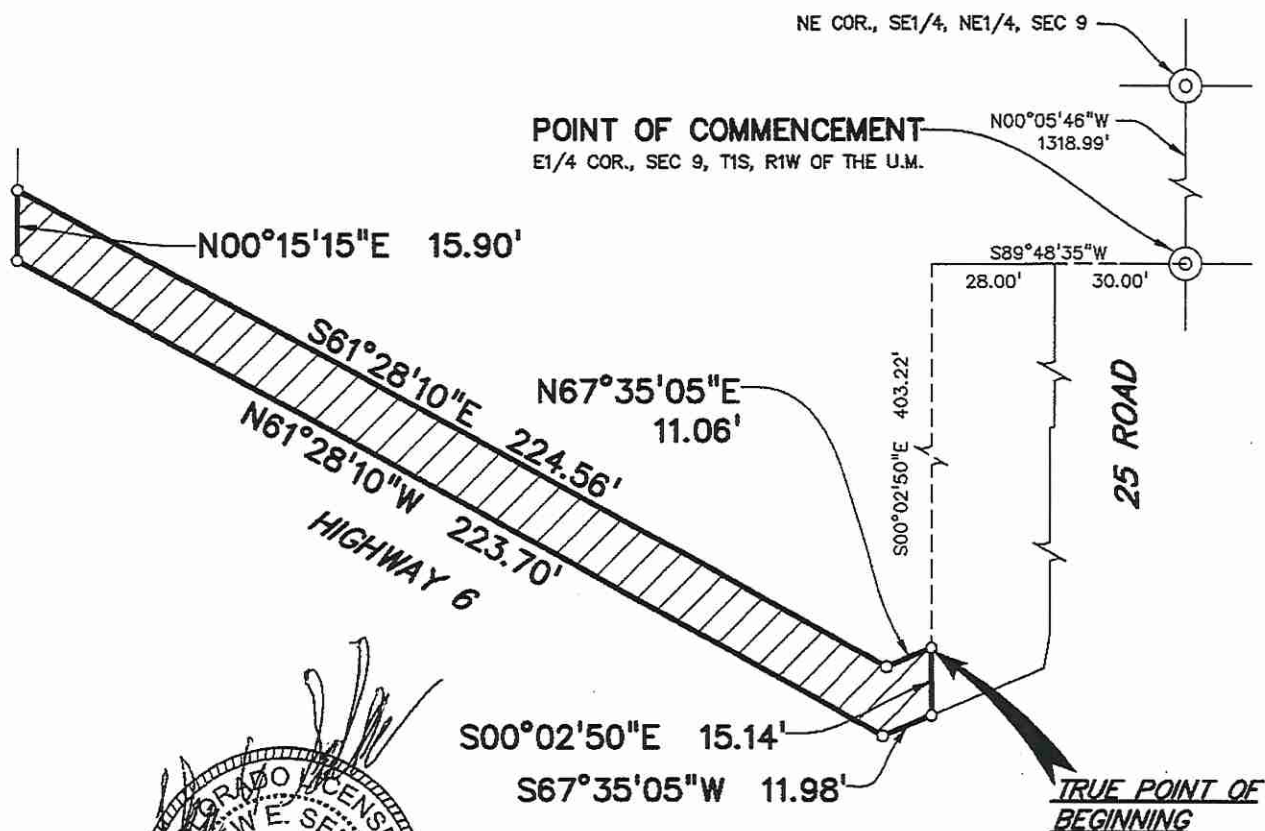
Thence N61°28'10"W, 223.70 feet along said Northeasterly line of that tract of land described at Reception No. 2630532 to Southeast corner of D.R.P. Simple Subdivision;

Thence N00°15'15"E, 315.40 feet along the Easterly line of said D.R.P. Simple Subdivision;

Thence N89°48'35"E, 233.86 feet to the true point of beginning.

County of Mesa, State of Colorado

EXHIBIT B



SCALE 1" = 40'

NOTE

THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE LOCATION OF THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION.

EXHIBIT MAP OF A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 9, T1S, R1W, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.
FOR: HALLE PROPERTIES LLC.

IN ACCORDANCE WITH CRS 13-80-105;
NOTICE, ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338

BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0687
GREELEY, COLORADO (970) 351-0645

Revisions - Date	Date	Drawn By	Job No.
	5-2-17	JRF	20962
	Scale	Checked By	Drawing No.
	1" = 40'	MES	IN FILE

EXHIBIT C



Drexel, Barrell & Co.

JUNE 5, 2017

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 9, T1S, R1W OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:.

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 9, WHENCE THE NORTHEAST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 9 BEARS N00°05'46"W, 1318.99 FEET; THENCE S89°48'35"W, 58.00 FEET; THENCE S00°02'50"E, 403.22 FEET TO THE TRUE POINT OF BEGINNING.

THENCE S00°02'50"E, 15.14 FEET TO THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 913 AT PAGE 145 IN THE MESA COUNTY RECORDS;

THENCE S67°35'05"W, 11.98 FEET ALONG SAID NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 913 AT PAGE 145 TO THE NORTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 2630532 IN THE MESA COUNTY RECORDS;

THENCE N61°28'10"W, 223.70 FEET ALONG SAID NORTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 2630532 TO THE SOUTHEAST CORNER OF D.R.P. SIMPLE SUBDIVISION;

THENCE N00°15'15"E, 15.90 FEET ALONG THE EASTERLY LINE OF SAID D.R.P. SIMPLE SUBDIVISION;

THENCE S61°28'10"E, 224.56 FEET;

THENCE N67°35'05"E, 11.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.076 ACRES OR 3300 SQUARE FEET

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

