

## GRANT OF MULTI-PURPOSE EASEMENT

**GJ Land Company, LLC., Grantor**, whose address is 601 Corporate Circle, Golden, Co, 80401, 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 following described parcel of land, to wit:

See attached Exhibit "A"

Said strip of land contains 7,032 square feet or 0.16 Acres, 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, 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; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.
3. 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.



## EXHIBIT "A"

A strip of land 14 feet in width to be used for Multi-purpose easement purposes being described as follows:

A parcel of land situated in the SW1/4 NE1/4 and the NE1/4 SW1/4 Section 9, Township 1 South, Range 1 West of the Ute Meridian being described as follows:

COMMENCING at the CE1/16th corner of Section 9, T1S, R1W, U.M. and considering the North line of the NE1/4 SW1/4 Section 9, T1S, R1W, U.M. to bear S89°56'11"W and all bearings contained herein to be relative thereto;

thence S89°56'11"W 47.41 feet along the North line of the NE1/4 SW1/4 Section 9 to the intersection with the Easterly line of the Exception recorded in Book 4995 at Page 482 of the Mesa County Clerk and Recorder's Office;

thence S05°23'02"E 83.62 feet along the Easterly line of the Exception recorded in Book 4995 at Page 482 of the Mesa County Clerk and Recorder's Office to the POINT OF BEGINNING:

thence S 05°23'02" E 184.95 feet along the Westerly right-of-way line for 24 3/4 Road to the intersection with the Northerly right-of-way line for the Railroad;

thence N 56°25'56" W 18.00 feet along the Northerly right-of-way line for the railroad;

thence N 05°23'02" W 169.97 feet;

thence N 34°45'43" W 244.55 feet;

thence N 63°51'14" W 75.43 feet;

thence N 31°10'04" E 14.05 feet to the Southerly right-of-way line for Highway 6 & 50;

thence S 63°51'14" E 77.83 feet along the Southerly right-of-way line for Highway 6 & 50;

thence S 34°45'43" E 251.86 feet; to the Point of Beginning.

Containing 7032.06 square feet, 0.16 acres as described.

Authored by

Max E. Morris

Q.E.D. Surveying Systems Inc.

1018 Colorado Avenue

Grand Junction, Colorado 81501

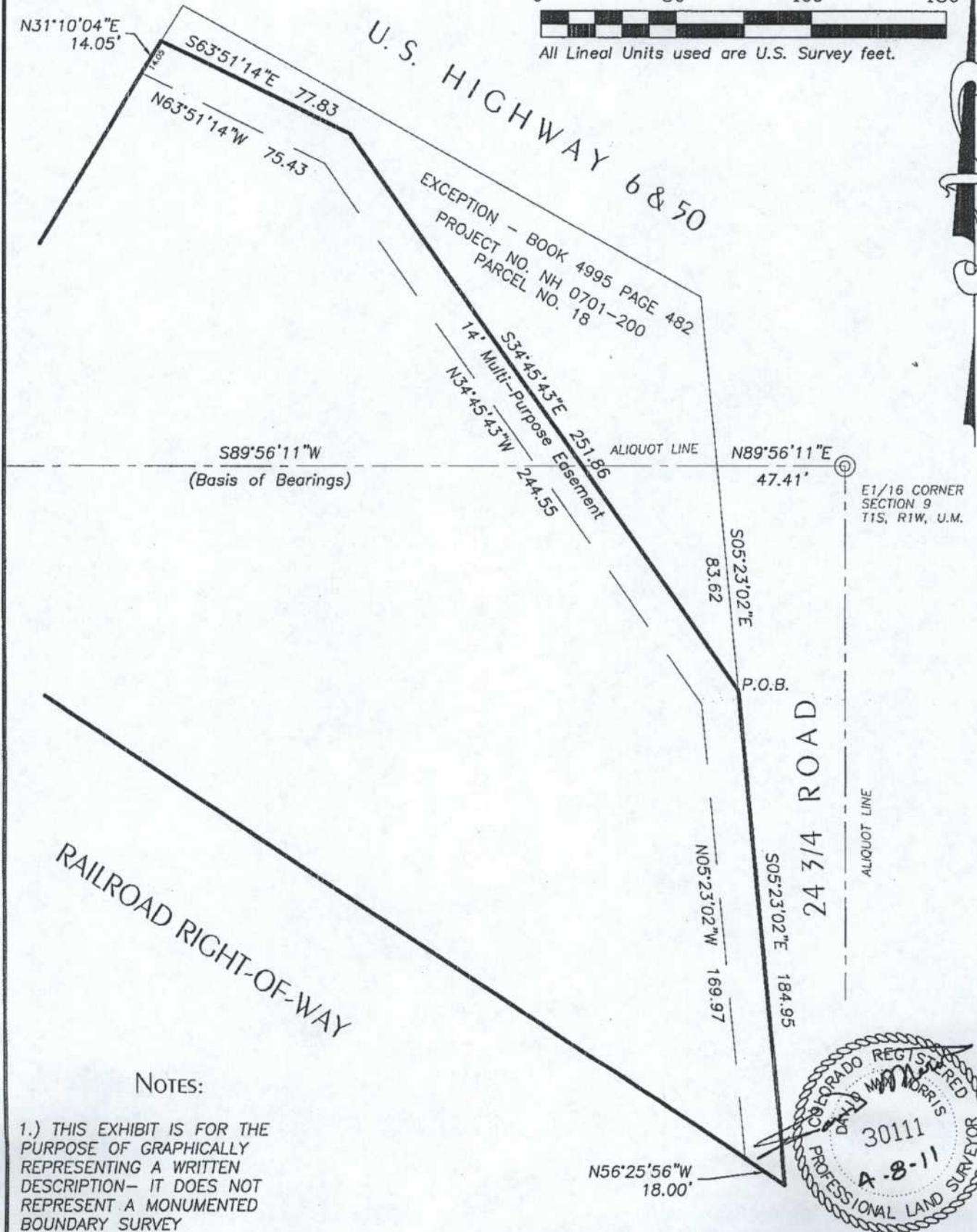
4/8/2011

# Exhibit "B"

0' 50' 100' 150'



All Lined Units used are U.S. Survey feet.



**NOTES:**

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

SITUATED IN SECTION 9, T1S, R1W OF THE UTE MERIDIAN

FOR: GJ Land Com. LLC	 <p>Surveying Western Colorado Since 1979 <b>Q.E.D.</b> SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025</p>	SURVEYED BY: DMM
ACAD ID: 2475 EASEMENT		DRAWN BY: DMM
SCALE: 1" = 50'		CHECKED BY: MEM
DATE: 4/8/11		SHEET NO.
		FILE: 2010-243.00