

GRANT OF MULTIPURPOSE EASEMENT

Dale York and Cindy York, as Joint Tenants, Grantor, whose mailing address is PO Box 236, Mesa, CO 81643, owner of a parcel of land located at 2122 H Road, Grand Junction, CO 81505, identified by Mesa County Tax Schedule Number **2697-253-00-087** with a Warranty Deed recorded in Book 5668, Page 135, 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 N. 5th Street, Grand Junction, CO 81501, a Perpetual Multipurpose 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:

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being the North 14.00 feet of the South 44.00 feet of that certain parcel of land described that Warranty Deed recorded in Book 5668, Page 135, Public Records of Mesa County, Colorado and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°01'26" E, along said East line, a distance of 30.00 feet to the POINT OF BEGINNING thence from said Point of Beginning, N 89°52'23" W a distance of 196.07 feet to a point on the West line of said parcel; thence N 00°01'26" E, a distance of 14.00 feet; thence S 89°52'23" E, a distance of 196.07 feet to a point on the East line of said parcel; thence S 00°01'26" W, along said East line, a distance of 14.00 feet, more or less, to the Point of Beginning.

Said parcel of land containing 2,745 square feet or 0.063 Acres, as described herein and depicted on **Exhibit "A"** 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.

The interest conveyed is an easement for the 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 a 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. A planning clearance shall not suffice as a written agreement. 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 at Grantor's cost. 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 Grantor 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 14 day of March, 2018.

Dale York
Dale York

Cindy York
Cindy York

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of March, 2018 by Dale York and Cindy York, as Joint Tenants.

My commission expires January 26, 2021.

Witness my hand and official seal.

Patricia J Dunlap
Notary Public

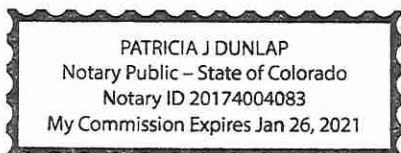


EXHIBIT "A"

2697-253-UU-11U

DALE & CINDY YORK
2122 H ROAD
(BK 5668, PG 135)



500°01'26"W 1320.43' (BASIS OF BEARINGS)
EAST LINE OF SW 1/4 SW 1/4 SEC 25
TWP 1N, RGE 2W, UTE PRINCIPAL MERIDIAN

SOUTH LINE OF SW 1/4 SW 1/4 SEC 25
TWP 1N, RGE 2W, UTE PRINCIPAL MERIDIAN

N00°01'26"E

14.00'

S89°52'23"E 196.07'
AREA = 2,745 SQ. FT.
N89°52'23"W 196.07'

500°01'26"W

14.00'

P.O.B.

N00°01'26"E
30.00'

H ROAD

55' PLATTED R/W

P.O.C.
SE CORNER SW 1/4 SW 1/4
SEC 25, TWP 1N, RGE 2W
UTE PRINCIPAL MERIDIAN

STATLER SUBDIVISION
BK 5268, PG 405

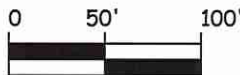
2697-362-00-070

2697-362-00-007

LOT 1

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 100 ft.

Lineal Units = U.S. Survey Foot



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3

DRAWN BY: P.T.K.
DATE: 03-07-2018
SCALE: 1" = 100'
APPR. BY: P.T.K.

14' M.P.E.
DALE AND CINDY YORK
2122 H ROAD

CITY OF
Grand Junction
COLORADO