

GRANT OF MULTI-PURPOSE EASEMENT

River Trail Homeowner's Association, Inc., Grantor, whose mailing address is 2695 Patterson Road, Ste 2-292, Grand Junction, Colorado, 81506, is the fee simple owner of Tract A, River Trail Subdivision Filing One located in Mesa County, Colorado. 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 as depicted in the attached Exhibit A and described in the attached Exhibit B, which exhibits are incorporated herein by this reference, said easement area containing 14.00 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.

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.

Grantor hereby covenants 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 28th day of September, 2018.

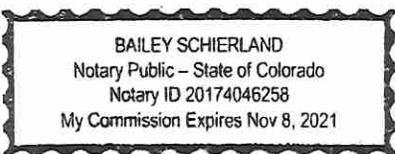
GRANTOR:
River Trial Homeowner's Association, Inc.

Missy Goolsby
Missy Goolsby, President

State of Colorado)
)ss.
County of Mesa)

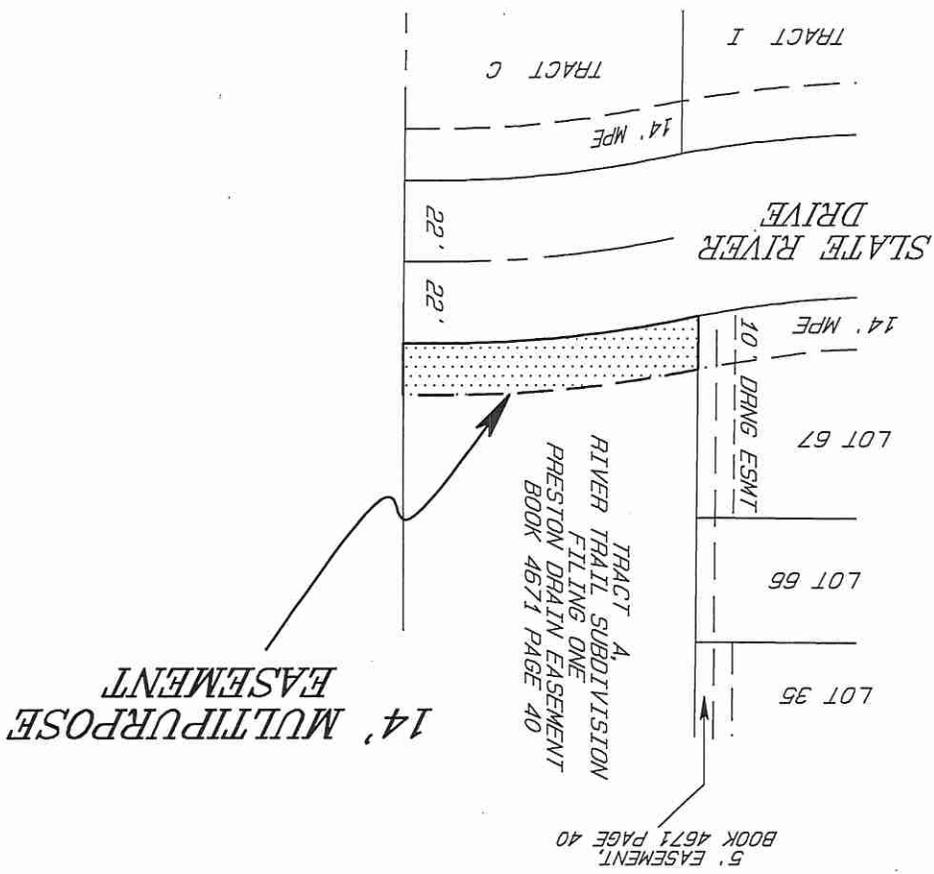
The foregoing instrument was acknowledged before me this 28 day of September 2018 by Missy Goolsby as President of River Trail Homeowners Association, Inc.

My commission expires NOV 8, 2021.
Witness my hand and official seal.



Bailey Schierland
Notary Public

EXHIBIT A



GRAPHIC SCALE / 1"=50'
LINEAL UNITS = U.S. SURVEY FEET



D H SURVEYS, INC.
970-245-8749
JOB #1418-14-01

EXHIBIT B

MULTIPURPOSE EASEMENT DESCRIPTION

A strip of land, situate in the NE 1/4 NW 1/4 of Section 22, Township 1 South, Range 1 East of the Ute Meridian and in Tract A, River Trail Subdivision, Filing One as recorded at Reception No. 2636361, City of Grand Junction, Mesa County, Colorado, being described as follows: The south 14.00 feet of said Tract A.

This description was written by:
Michael W. Drissel PLS 118 Ouray Ave.
Grand Junction, CO. 81501