

## GRANT OF MULTI-PURPOSE EASEMENT

**Lucero, LLC, Grantor**, whose address is 2812 Hawthorne Avenue, Grand Junction, Co, 81506, 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:

A parcel of land in the Northeast Quarter of the Southeast Quarter (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) of Section 5, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows:

A 14.0 foot wide strip of land across the North end of Lot 5, Johnston's Subdivision, as shown on plat recorded in Plat Book 9, Page 27, Mesa County records, TOGETHER with the North 14.0 feet of the West 25.00 feet of Kelly Drive, as vacated by Book 1006, Page 395, Mesa County records.

Said strip of land contains 2,422 square feet or 0.056 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.

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. 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.

**SHEET 1 OF 3**

Executed and delivered this 14 day of May, 2012.

By: Herman R. Lucero  
Herman R. Lucero, Manager  
Lucero, LLC

State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 14th day of May, 2012, by Herman R. Lucero, Manager, Lucero, LLC.

My commission expires 10-04-15.

Witness my hand and official seal.

Marcy L. Vroman  
Notary Public



My Commission Expires 10-04-15

# EXHIBIT "A"

14.0' Multi-Purpose Easement

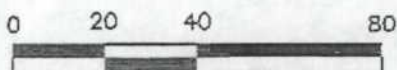
Lot 1

Centennial Commercial Center

Book 4660, Page 193



SCALE: 1" = 40'



CE1/16 Corner  
Section 5  
T1S, R1W, UM  
3/4" Aluminum Cap  
PLS 10097

North Line of the NE 1/4 SE 1/4 Section 5  
N89°53'26"W 1323.71'  
Basis of Bearings

E 1/4 Corner  
Section 5  
T1S, R1W, UM  
3/4" Aluminum Cap  
PLS 24953

F 1/2 Road

110.0'  
ROW

S00°00'23"E  
50.0'

Aluminum Cap  
PLS 18480

N00°01'03"E  
14.00'

S89°53'26"E 172.96'

14.0' Multi-Purpose Easement

N89°53'26"W 172.97'

5' Irrigation Easement  
Plat Book 9, Page 27

POINT OF BEGINNING  
Aluminum Cap  
PLS 18480

S00°00'26"W  
14.00'

Lot 6

Lot 5

Johnston's Subdivision

Plat Book 9, Page 27

Lot 4

## GENERAL NOTES

Basis of bearings is the North line of the NE 1/4 SE 1/4 of Section 5 which bears South 89°53'26" West, a distance of 1323.71 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "In position".

All lineal units shown hereon in U.S. Survey feet.



Stanley K. Werner  
Colorado Professional Land Surveyor  
P.L.S. NO. 27279

High Desert Surveying, LLC

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 11-85	Surveyed	Drawn	APP'D	SHEET	OF
DATE: January, 2012	dj	rsk	skw	1	1