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PAGE DOCUMENT

## GRANT OF MULTI-PURPOSE EASEMENT

**Knight & Durmas Properties, LLC a Colorado limited liability company, Grantor**, whose address is 1640 Purdy Mesa Road, Whitewater, Colorado 81527, 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 14 foot wide strip of land situate in the east 1/2 of the northwest 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the center 1/4 corner of said Section 25, being a found Mesa County Survey Marker, the Basis of Bearing being S89°54'23"E to the center east 1/16th corner of said Section 25, being witnessed by a found aluminum cap stamped L.S.37049;

thence S89°54'23"E a distance of 660.74 feet;

thence S00°01'30"W a distance of 30.00 feet to the Point of Beginning;

thence S89°54'23"E a distance of 594.25 feet;

thence S22°29'48"W a distance of 15.14 feet;

thence N89°54'23"W a distance of 588.47 feet;

thence N00°01'30"E a distance of 14.00 feet to the Point of Beginning.

Said strip of land contains 8,278 square feet or 0.19 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. 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.

Executed and delivered this 6<sup>th</sup> day of April, 2010.

Knight & Durmas Properties, LLC,  
a Colorado limited liability company

By: *Gregory J. Knight*  
Gregory J. Knight, Manager

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2010, by Gregory J. Knight, Manager for Knight & Durmas Properties, LLC, a Colorado limited liability company.

My commission expires 10/29/2013.

Witness my hand and official seal.

*Gayleen Henderson*  
Notary Public





### EXHIBIT A

