

## GRANT OF MULTIPURPOSE EASEMENT

**Roan Creek Land & Cattle Co., LLC, a Colorado Limited Liability Company, ("Grantor"),** whose address is 1979 Broadway, Grand Junction, Colorado 81507, for and in consideration of the sum of Fifteen Thousand Six Hundred Fifty-six and 09/100 Dollars (\$15,656.09) 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, Colorado 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 Northeast Quarter (NE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, being a portion of Lot 1, IBX Two Subdivision, as same is recorded in Book 5227, Page 120, public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest Corner of said Lot 1, IBX Two Subdivision and assuming the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 36 bears S 89°54'13" E and all other bearings contained herein are relative thereto; thence from said Point of Commencement, N 00°07'29" E along the West line of said Lot 1, a distance of 86.24 feet; thence S 89°58'23" E a distance of 18.83 feet to the POINT OF BEGINNING; thence from said Point of Beginning, Northeasterly 61.80 feet along the arc of a 355.12 foot radius curve, concave Southeast, through a central angle of 09°58'18", whose long chord bears N 33°20'15" E a distance of 61.73 feet to a point being the beginning of a 35.00 foot radius curve, concave Westerly, whose long chord bears N 00°31'05" W a distance of 43.90 feet; thence Northwesterly along the arc of said curve, through a central angle of 77°40'58" an arc distance of 47.45 feet; thence N 39°21'34" W a distance of 11.67 feet; thence N 50°38'26" E a distance of 5.00 feet to a point being the beginning of a 224.00 foot radius curve, concave Southwest, whose long chord bears N 52°43'02" W a distance of 103.50 feet; thence Northwesterly along the arc of said curve, through a central angle of 26°42'55" an arc distance of 104.44 feet; thence N 23°55'31" E a distance of 6.00 feet; thence N 66°04'29" W a distance of 171.56 feet; thence S 76°31'10" W a distance of 16.33 feet to a point on the East line of a 20.0 foot Multipurpose Easement, as depicted on said IBX Two Subdivision plat; thence N 33°28'35" E along the East line of said Multipurpose Easement, a distance of 20.51 feet; thence N 76°31'10" E a distance of 6.07 feet; thence S 66°04'29" E a distance of 176.30 feet to the beginning of a 244.00 foot radius curve, concave Southwest, whose long chord bears S 52°43'02" E a distance of 112.74 feet; thence Southeasterly along the arc of said curve, through a central angle of 26°42'55" an arc distance of 113.77 feet; thence S 39°21'34" E a distance of 11.67 feet to the beginning of a 60.00 foot radius curve, concave Westerly, whose long chord bears S 00°31'05" E a distance of 75.26 feet; thence Southerly along the arc of said curve, through a central angle of 77°40'58" an arc distance of 81.35 feet to the beginning of a 330.12 foot radius curve, concave Southeast, whose long chord bears S 34°30'46" W a distance of 43.88 feet; thence Southwesterly along the arc of said curve, through a central angle of 07°37'16" an arc distance of 43.91 feet; thence N 89°49'29" W a distance of 28.68 feet, more or less, to the Point of Beginning.

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Said strip of land contains 7,998 square feet or 0.18 Acres, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

**SHEET 1 OF 3**

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. 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.

Executed and delivered this 28 day of December, 2012.

Roan Creek Land & Cattle Co., LLC  
a Colorado Limited Liability Company

By: Ivan D. Geer  
Ivan D. Geer, Manager and Member

State of Colorado )  
County of Mesa ) ss.

The foregoing instrument was acknowledged before me this 28 day of December, 2012, by Ivan D. Geer, as Manager and Member of Roan Creek Land & Cattle Co., LLC, a Colorado Limited Liability Company.

My commission expires 8-12-13.

Witness my hand and official seal.



Julie Hiltbrand  
Notary Public

**EXHIBIT "A"**  
**SHEET 3 OF 3**

