

GRANT OF EASEMENT – TEMPORARY

BELLA PARTNERS, LLC, a Colorado limited liability company, **Grantor**, whose address is 2850 Grand Falls Drive, Grand Junction, CO 81501, the owner of that certain real property as evidenced by that certain Quit Claim Deed recorded at Reception No. 2900768 (the Property) in the records of the Mesa County Clerk and Recorder, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, its successors and assigns, a temporary turnaround access easement located in Lot 18 Block 3 Legends East Filing Three, County of Mesa, State Colorado as described in Exhibit "A" and depicted on Exhibit "B" which exhibits are attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

The purpose of the easement is to provide a turnaround area from Naples Drive with appropriate surfacing for large, heavy vehicles, including but not limited to fire department vehicles. The easement area shall be constructed and maintained by the Grantor at the Grantor's expense. Grantor shall not obstruct or interfere with the use of the easement nor permit any other entity to obstruct or interfere with such use; Grantor shall maintain the paved surface of the easement area free of obstructions, debris, weeds and dangerous conditions at all times.

The easement is required because there is at the time of the granting of the easement insufficient fire access point(s) connecting the subdivision to the public street system in accordance with the Grand Junction Municipal Code of the City of Grand Junction. The temporary turnaround access easement shall terminate when sufficient access point(s) to/from the subdivision to an external public street is established and fully constructed in accordance with the City's Code, and to the satisfaction of the Grand Junction Fire Department.

Executed and delivered this 20th day of December 2019.

GRANTOR: BELLA PARTNERS, LLC



Ronald A. Abeloe, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of December 2019,

by Ronald A. Abeloe, Member of BELLA PARTNERS, LLC.

My commission expires 1/26/2021.

Witness my hand and official seal.

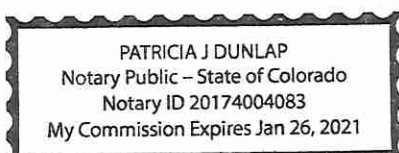

Notary Public

EXHIBIT "A"
TEMPORARY TURN-AROUND EASEMENT LEGAL DESCRIPTION

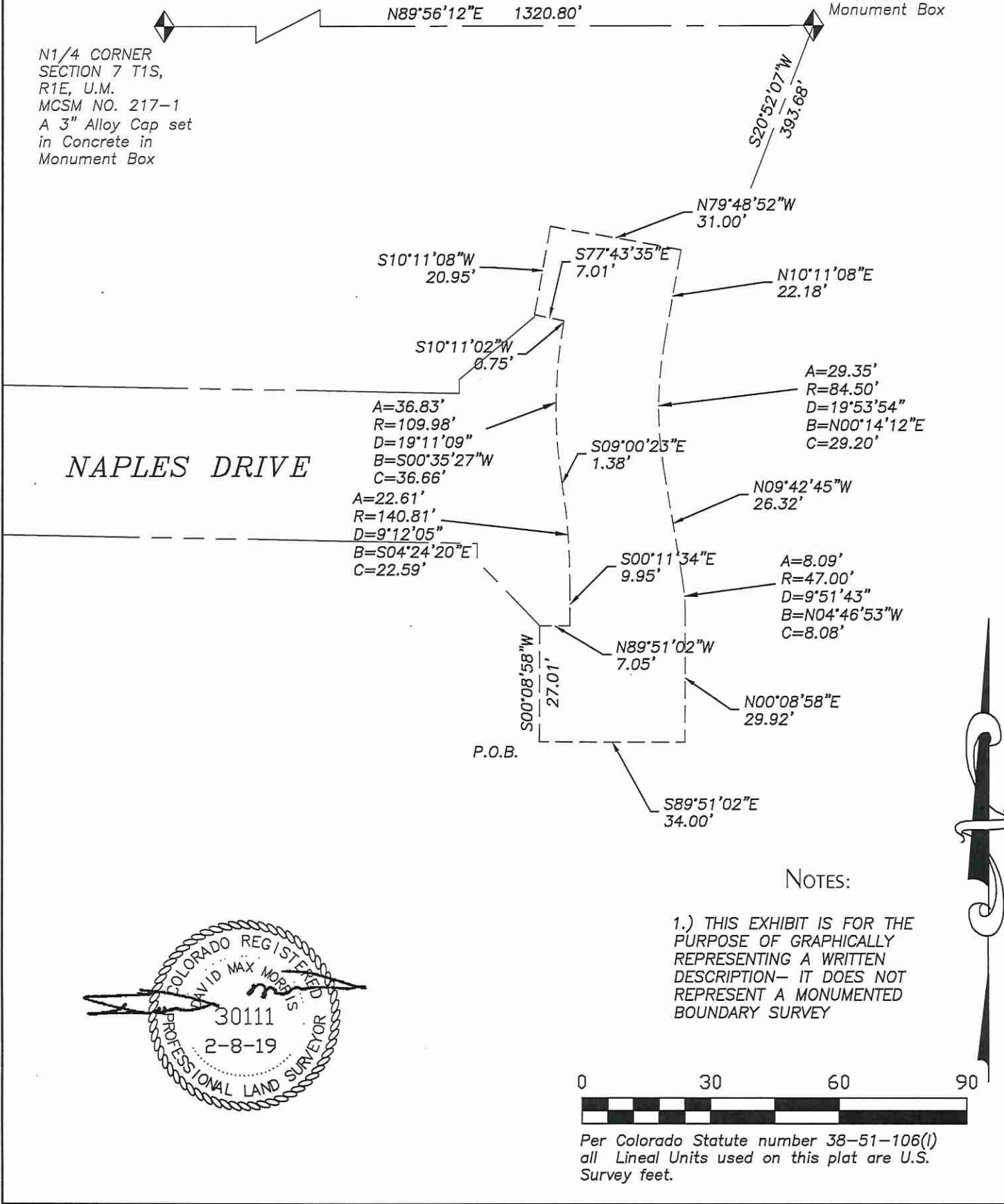
A TEMPORARY TURN-AROUND EASEMENT in the NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East, of the Ute Meridian, being described as follows:
Commencing at the E1/16 corner on the North boundary of Section 7, Township 1 South, Range 1 East, of the Ute Meridian and considering the North line of the NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East, of the Ute Meridian to bear S89°56'12"W and all bearings contained herein to be relative thereto;
thence S20°52'07"W 393.68 feet to the Point of Beginning;
thence S89°51'02"E 34.00 feet;
thence N00°08'58"E 29.92 feet;
thence 8.09 feet along a curve turning to the left with a radius of 47.00 feet and a chord that bears N04°46'53"W 8.08 feet;
thence N09°42'45"W 26.32 feet;
thence 29.35 feet along a curve turning to the right with a radius of 84.50 feet and a chord that bears N00°14'12"E 29.20 feet;
thence N10°11'08"E 22.18 feet;
thence N79°48'52"W 31.00 feet;
thence S10°11'08"W 20.95 feet;
thence S77°43'35"E 7.01 feet;
thence S10°11'02"W 0.75 feet;
thence 36.83 feet along a curve turning to the left with a radius of 109.98 feet and a chord that bears S00°35'27"W 36.66 feet;
thence S09°00'23"E 1.38 feet;
thence 22.61 feet along a curve turning to the right with a radius of 140.81 feet and a chord that bears S04°24'20"E 22.59 feet;
thence S00°11'34"E 9.95 feet;
thence N89°51'02"W 7.05 feet;
thence S00°08'58"W 27.01 to the point of beginning.

Authored by:
David M. Morris PLS #30111
Q.E.D. Surveying Systems Inc.
2718 Sierra Vista Rd.
Grand Junction, Colorado 81503
(970)241-2370

EXHIBIT "B"

NE CORNER NW1/4
NE1/4 SECTION 7
T1S, R1E, U.M.
MCSM NO. 43-1
A 3" Alloy Cap set
in Concrete in
Monument Box

N1/4 CORNER
SECTION 7 T1S,
R1E, U.M.
MCSM NO. 217-1
A 3" Alloy Cap set
in Concrete in
Monument Box



NAPLES DRIVE

NOTES:

1.) THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION- IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



Per Colorado Statute number 38-51-106(l) all Lined Units used on this plat are U.S. Survey feet.

TEMPORARY TURN-AROUND EASEMENT

SITUATED IN THE NE1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: GREEDY GROUP LLC	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 2718 Sierra Vista GRAND JUNCTION COLORADO 81503 (970) 241-2370 464-7568</p>	SURVEYED BY: MSM
SCALE: 1" = 30'		DRAWN BY: DMM
DATE: 11/20/18		ACAD ID: BELLA-DIMORA-FILING 2
		SHEET NO.
		FILE: 2018-125