

GRANT OF EASEMENT – TEMPORARY

SNEDDON BUILT LLC, a Colorado limited liability company, **Grantor**, whose address is 2937 Brodick Way, Grand Junction, CO 81504, the owner of that certain real property as evidenced by that certain Warranty Deed recorded at Reception No. 2843990 (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 100 as described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this reference. The easement area contains 350.00 square feet, more or less;

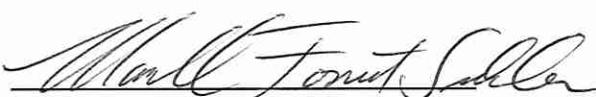
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend 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 Medhurst Lane 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 Zoning and Development and Fire Codes 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 Zoning and Development Code and the applicable Fire Code, and to the satisfaction of the Grand Junction Fire Department.

Executed and delivered this 8 day of JANUARY 2020.

GRANTOR: SNEDDON BUILT LLC

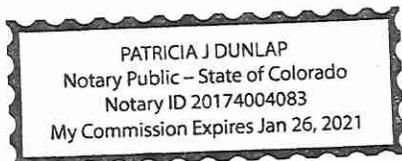

Maxwell Forrest Sneddon, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8 day of January 2020
by Maxwell Forrest Sneddon, Member of Sneddon Built LLC.

My commission expires 1/26/2021.

Witness my hand and official seal.



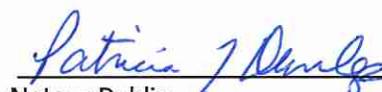

Notary Public

EXHIBIT A

LEGAL FOR TEMPORARY TURNAROUND EASEMENT

A tract of land situated in the Northwest Quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

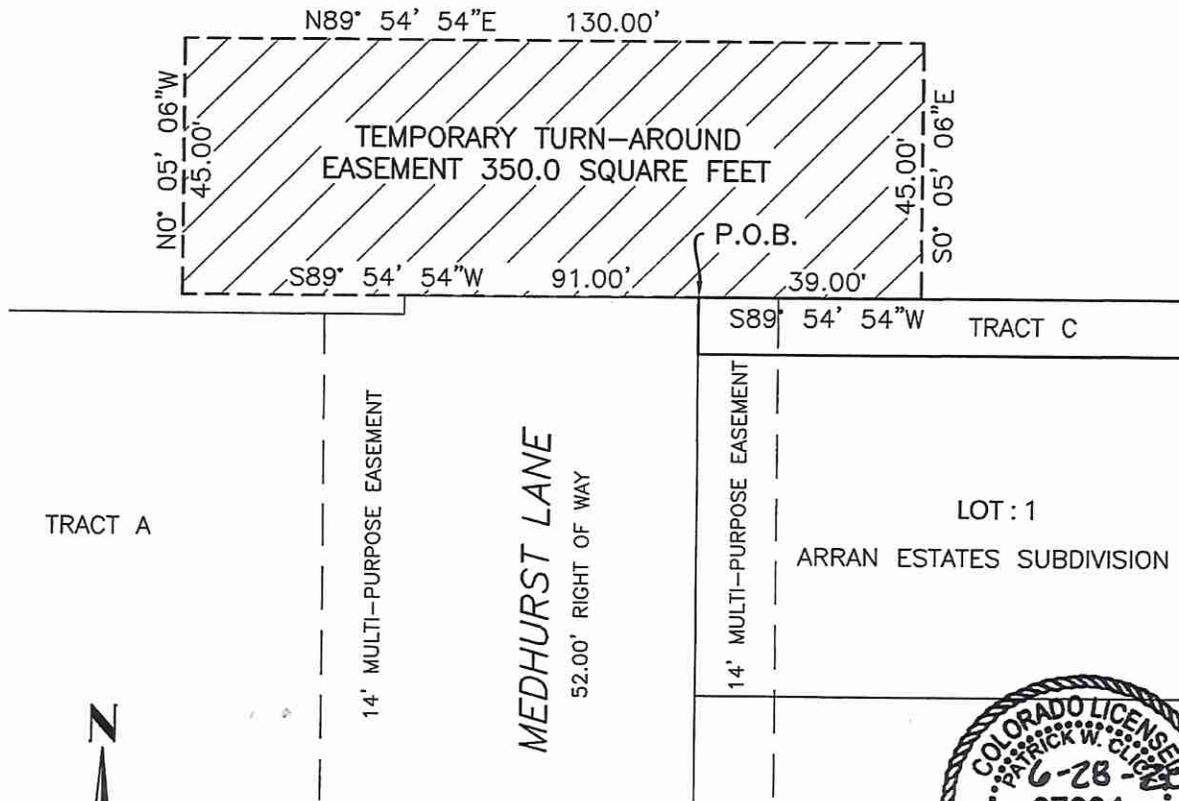
Beginning at a point on the North end of the East Right of Way Line for Medhusrt Lane, a point on the South Line of Lot 100 Arran Estates Subdivision and the Northwest Corner of Tract C Arran Estates Subdivision; thence S89°54'54"W a distance of 91.00 feet; thence N0°05'06"W a distance of 45.00 feet; thence N89°54'54"E a distance of 130.00 feet; thence S0°05'06"E a distance 45.00 feet to the South line of said Lot 100; thence S89°54'54"W along said South Line a distance of 39.00 feet to the Point of Beginning.

Said tract of land contains 350.0 square as described.

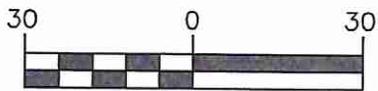
EXHIBIT B

LOT 100

ARRAN ESTATES SUBDIVISION



GRAPHIC SCALE:
1"=30'



LINEAR UNITS ARE U.S. SURVEY FEET

Legal Description Sketch
Arran Estates Subdivision - Lot 100
Temporary Turn-Around Easement

In the NW¼ Section 5, Township 1 South,
Range 1 East of the Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
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