

GRANT OF EASEMENT – TEMPORARY

South Twenty, LLC, Grantor, whose address is 2306 H Road, Grand Junction, CO 81505, the owner of that certain real property as evidenced by that certain Warranty Deed recorded at Reception No. 2843338 (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, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey, to **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 ingress/egress easement to include a turnaround area located on Lot 99 of the Silver Spur Subdivision Filing One, in the City of Grand Junction, County of Mesa, State of Colorado 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 70,239.0 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 City 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 City 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 for vehicles including but not limited to, emergency/first responders and trash services, with 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's responsibility to continually maintain shall continue even with the transfer of the Property to another owner(s). The responsibility to maintain shall also be that of the new owner(s), assignees and heirs of Grantor. Grantor shall not obstruct or interfere with the use of the easement nor permit any other entity to obstruct or interfere with such use; the paved surface of the easement area shall remain free of any and all obstructions.

The easement is required because there is at the time of the granting of the easement insufficient fire access point(s) and for other heavy vehicles connecting Concho Court to the public street system in accordance with the Grand Junction Municipal Code (Code). The temporary ingress/egress 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 to the satisfaction of the Grand Junction Fire Department and the Community Development Director.

Executed and delivered this 14th day of JULY 2021.

GRANTOR: SOUTH TWENTY, LLC

Amanda Rush

Amanda Rush, also known as (a/k/a) Mandy Rush
Managing Member of South Twenty, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14 day of July 2021, by Amanda Rush, also known as (a/k/a) Mandy Rush as Managing Member of South Twenty, LLC.

My commission expires Jan. 26, 2025.
Witness my hand and official seal.

Patricia J Dunlap
Notary Public

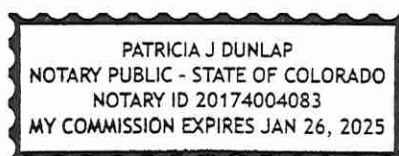


EXHIBIT A

An easement across a parcel of land known as Parcel 1 of Muller Simple Land Division as recorded at Reception No. 1933582, situated in the northeast quarter of the northwest quarter of Section 32, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, said easement more particularly described as follows;

Commencing at a 1.5" plastic cap marked LS 16413, QED SURVEYING at the southeast corner of said Parcel 1, whence a 2.75" aluminum cap, marked LS 16413, QED SURVEYING at the northwest sixteenth corner of said Section 32 bears North 89°58'07" West with all bearings herein relative thereto;

Thence North 00°03'14" West a distance of 601.80 feet to the Point of Beginning;

thence bearing North 89°58'1" West a distance of 640.57 feet;
thence bearing South 0°1'59" West a distance of 413.74 feet;
thence bearing South 89°58'1" East a distance of 62.75 feet;
thence bearing South 0°1'59" West a distance of 44.00 feet;
thence bearing North 89°58'1" West a distance of 33.41 feet;
thence along a curve to the LEFT, having a radius of 13.50 feet, a delta angle of 41° 43' 44", and whose long chord bears S 69°10'7" W a distance of 9.62 feet;
thence along a curve to the RIGHT, having a radius of 48.00 feet, a delta angle of 173° 27' 27", and whose long chord bears N 44°58'1" W a distance of 95.84 feet;
thence along a curve to the LEFT, having a radius of 13.50 feet, a delta angle of 41° 43' 44", and whose long chord bears N 20°53'51" E a distance of 9.62 feet;
thence bearing North 0°1'59" East a distance of 384.41 feet;
thence bearing North 89°58'1" West a distance of 140.20 feet;
thence bearing North 0°04'50" East a distance of 44.00 feet;
thence bearing South 89°58'1" East a distance of 140.17 feet;
thence bearing North 0°1'59" East a distance of 109.22 feet;
thence bearing South 89°50'30" East a distance of 44.01 feet;
thence bearing South 0°2'10" West a distance of 109.12 feet;
thence bearing South 89°58'1" East a distance of 284.80 feet;
thence bearing North 0°1'59" East a distance of 109.22 feet;
thence bearing South 84°29'16" East a distance of 44.20 feet;
thence bearing South 0°1'59" West a distance of 105.00 feet;
thence bearing South 89°58'6" East a distance of 311.72 feet;
thence bearing South 0°1'8" East a distance of 44.01 feet to the point of beginning,
having an area of 70,239 square feet, 1.612 acres, more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
744 Horizon Court - #110
Grand Junction, CO 81506

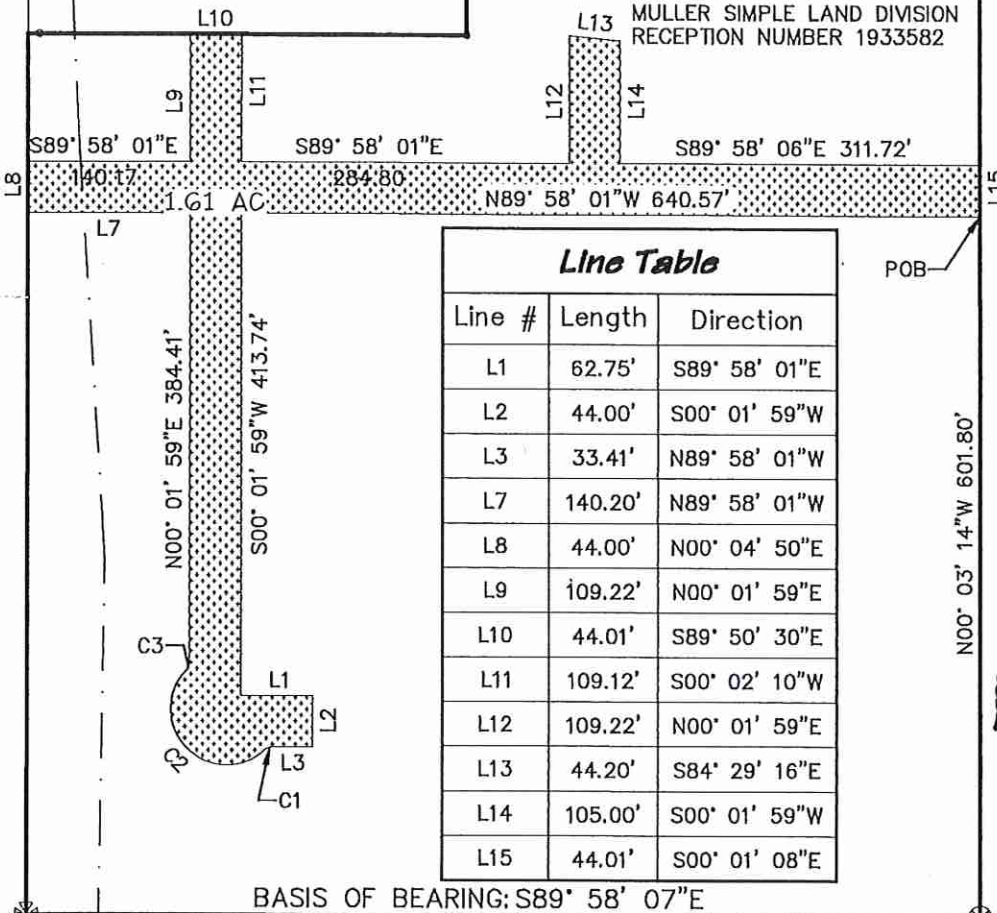


NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	9.83'	13.50'	041°43'44"	9.62'	S69° 10' 07"W
C2	145.32'	48.00'	173°27'27"	95.84'	N44° 58' 01"W
C3	9.83'	13.50'	041°43'44"	9.62'	N20° 53' 51"E

PARCEL 1
MULLER SIMPLE LAND DIVISION
RECEPTION NUMBER 1933582

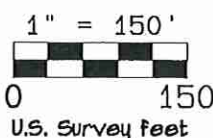


Line Table		
Line #	Length	Direction
L1	62.75'	S89° 58' 01"E
L2	44.00'	S00° 01' 59"W
L3	33.41'	N89° 58' 01"W
L7	140.20'	N89° 58' 01"W
L8	44.00'	N00° 04' 50"E
L9	109.22'	N00° 01' 59"E
L10	44.01'	S89° 50' 30"E
L11	109.12'	S00° 02' 10"W
L12	109.22'	N00° 01' 59"E
L13	44.20'	S84° 29' 16"E
L14	105.00'	S00° 01' 59"W
L15	44.01'	S00° 01' 08"E



FOUND 2.75" Ø ALUMINUM CAP
LS 16413
QED SURVEYING 1998 (NW1/16)

FOUND 1.5" Ø PLASTIC CAP
LS 16413
QED SURVEYING



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

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: TPJ	1/30/20	Job No. 1819-001
S:\PROJECTS\W\H South Therry, LLC - Hardy Redwood South Therry\Survey\DWG\W\H-001 SILVER SPRING.kwp.ecad.com.dwg			