

GRANT OF EASEMENT – TEMPORARY

J DOUBLE A, LLC, Grantor, whose address is 2850 Grand Falls Drive, Grand Junction, CO 81501, the owner of that certain real property as evidenced by that certain Warranty Deed recorded at Reception No. 2901577 (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 Arabesque Subdivision Filing Three, in the City of Grand Junction, County of Mesa State of Colorado, more particularly described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this reference.

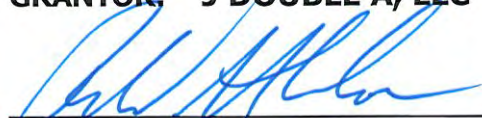
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend 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 Eadin 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 8th day of December 2021.

GRANTOR: J DOUBLE A, LLC



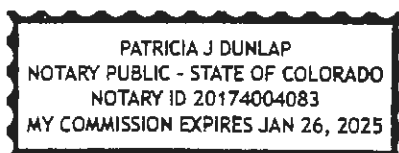
Ronald Abeloe, Manager of
J Double A, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8 day of December 2021, by Ronald Abeloe, Manager of J Double A, LLC.

My commission expires Jan. 26, 2025.

Witness my hand and official seal.




Notary Public

Exhibit **A**

A turn around easement located in Arabesque Subdivision Filing Three in the NW1/4 NW1/4 of Section 5, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows;

Beginning at the southwest corner of Lot 11, Block 6 of said subdivision, whence the westerly line of said lot 11, Block 6 bears N38°02'39"E, with all bearings being relative thereto; thence the following 2 courses:

1. Along a 45.00 foot radius non-tangent curve to the left, with a central angle of 301°27'53" for a distance of 236.77 feet, with a chord which bears S38°02'39"W a distance of 44.00 feet ;
3. N38°02'39"E a distance of 44.00 feet to the Point of Beginning.

Containing approximately 6,191 square feet.

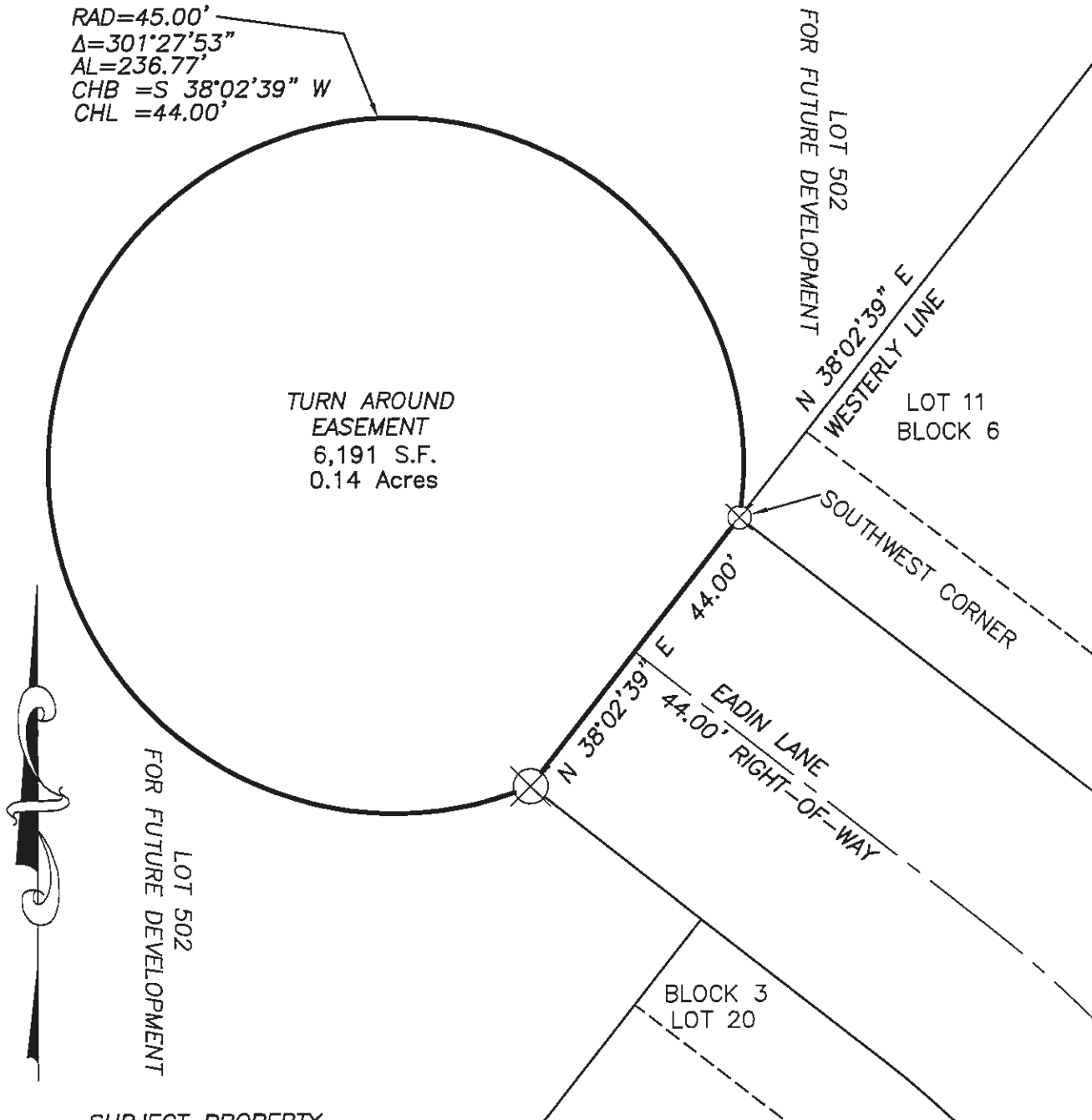
This description was prepared by Jodie Grein LS-38075 for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, CO.



EXHIBIT B

IN LOT 502 OF ARABESQUE SUB. FILING THREE NW1/4 NW1/4 SECTION 5, T.1S, R.1E, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

RAD=45.00'
 $\Delta=301^{\circ}27'53''$
 AL=236.77'
 CHB =S 38°02'39" W
 CHL =44.00'



SUBJECT PROPERTY

A PORTION OF LOT 502 OF ARABESQUE SUB. FILING THREE IN SECTION 5, TOWNSHIP 1 SOUTH RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY COLORADO.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



Jodie L. Grein
 Registered Professional Land Surveyor
 P.L.S. No. 38075



SCALE : 1"=20'

ALL LINEAL UNITS ARE EXPRESSED IN U.S. SURVEY FEET

		EXHIBIT TURN AROUND EASEMENT IN LOT 502 OF ARABESQUE SUB. FILING THREE NW1/4 NW1/4 SECTION 5, T.1S, R.1E, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
405 Ridgms Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com	Drawn JLG Designed JLG Checked JLG Proj C1430 Date 10/1/21	Sheet 1 of 1	File Name: C:\C1430\C1430 TURN AROUND.DWG

NOT A SURVEY PLAT