

GRANT OF EASEMENT – TEMPORARY

THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, also known as THE HOOSHANG DAVID GOWHARI AND THE ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, whose address is 563 20 1/2 Road, Grand Junction, CO 81507, **GRANTOR,** is the owner of that certain real property as evidenced by that certain Warranty Deed recorded at Reception No. 2892679 and Warranty Deed recorded at Reception No. 2892680 (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 the **City of Grand Junction, a Colorado home rule municipality, City,** whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns, a temporary turnaround access easement located at the westerly end of Shamsi Drive and the westerly end of Thomas Ivy Lane of the Magnolia Ridge Estates Filing 1, 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.

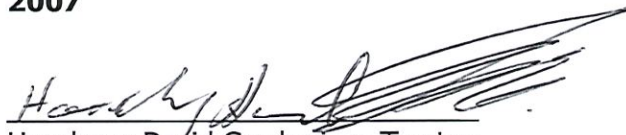
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said City and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend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

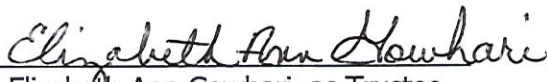
The purpose of the easement is to provide a turnaround area from SHAMSI DRIVE and THOMAS IVY LANE with appropriate surfacing for large, heavy vehicles, including but not limited to fire department vehicles. The easement area shall be constructed and maintained by the Grantor at the Grantor's expense. It is the Grantor's responsibility to continually maintain the turnaround. 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) connecting the Magnolia Ridge Estates Filing 1 to the public street system in accordance with the Grand Junction Municipal Code (Code). The temporary turnaround access easement shall terminate when the City determines that sufficient access point(s) to/from the subdivision to an external public street is/are established and fully constructed in accordance with the City's Code to the satisfaction of the Grand Junction Fire Department and the City Manager or the City Manager's designee.

Executed and delivered this 11th day of January 2022

GRANTOR: THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007 also known as THE HOOSHANG DAVID GOWHARI AND THE ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007



Hooshang David Gowhari, as Trustee


Elizabeth Ann Gowhari, as Trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11 day of January 2022 by Hooshang David Gowhari, as Trustee of The Hooshang David Gowhari and Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007.

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


Notary Public



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11 day of January 2022,
by Elizabeth Ann Gowhari, as Trustee of The Hooshang David Gowhari and Elizabeth Ann Gowhari
Revocable Trust Dated October 12, 2007.

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

Patricia J Dunlap
Notary Public



EXHIBIT A

Temporary Turnaround Easements – Magnolia Ridge Estates Filing 1 (Rec. No. XXXXXXXX)

Two temporary turnaround easements in Magnolia Ridge Estates Filing 1, all bearings referenced therefrom, located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

Easement No. 1:

Beginning at the northwest corner of Lot 6, Magnolia Ridge Estates Filing 1, thence along a curve to the right 253.33 feet to the northerly right-of-way of Shamsi Drive (Curve Data: Radius=48.00', Delta=302°23'36", Chord Bears N00°17'31"W 46.25'); thence S00°17'31"E 46.25 feet to the northwest corner of said Lot 6 and the Point of Beginning.

Parcel contains 7,053 square feet.

Easement No. 2

Beginning at the northwest corner of Lot 11, Magnolia Ridge Estates Filing 1, thence along a curve to the right 255.88 feet to the northerly right-of-way of Thomas Ivy Lane (Curve Data: Radius=48.00', Delta=305°26'06", Chord Bears N00°17'31"W 44.00'); thence S00°17'31"E 44.00 feet to the northwest corner of said Lot 11 and the Point of Beginning.

Parcel contains 7,080 square feet.

Boundary descriptions prepared by:

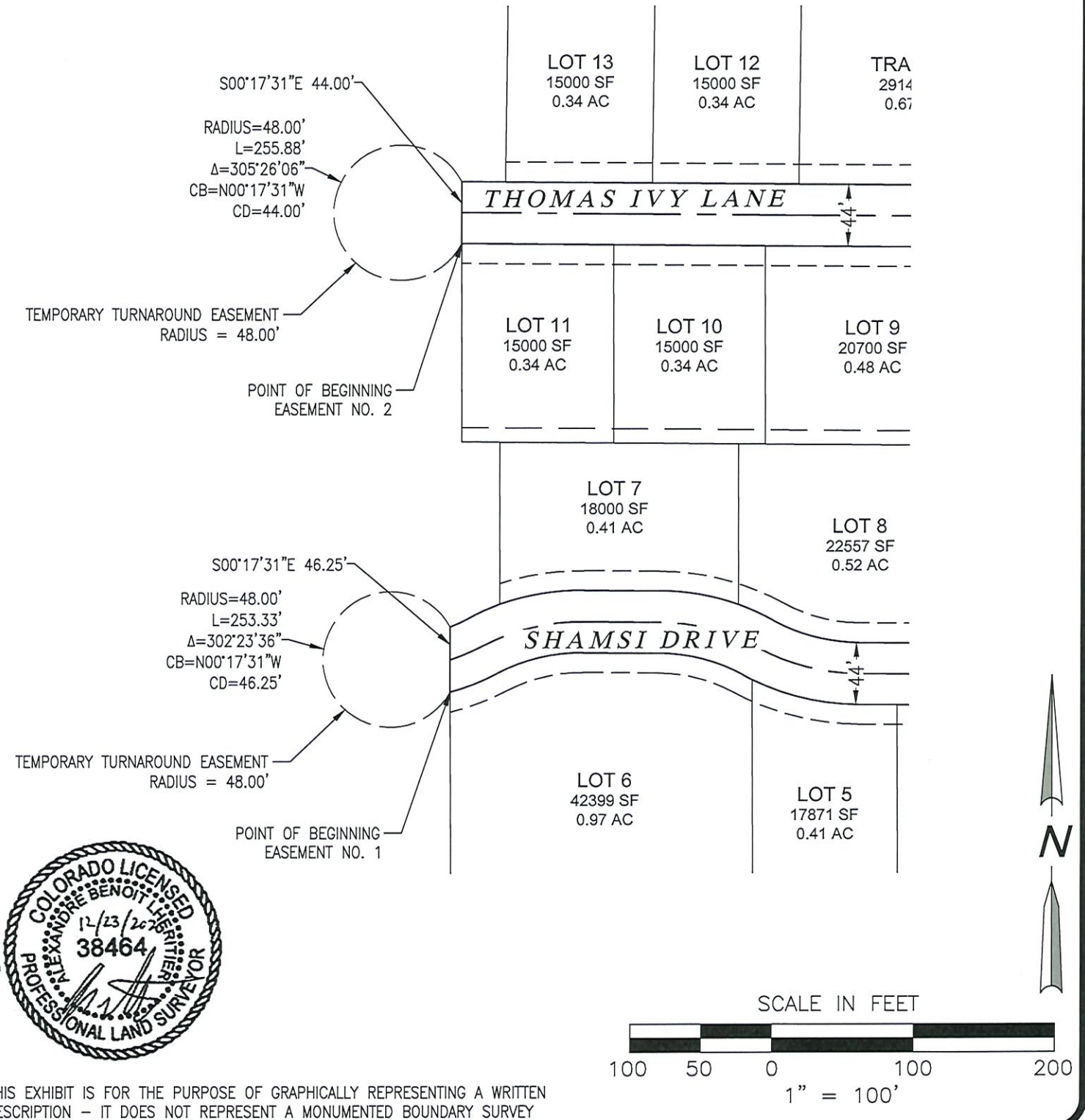
Alex Lheritier, PLS 38464

Vortex Engineering, Inc.

861 Rood Avenue

Grand Junction, CO 81501

EXHIBIT B



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

Magnolia Ridge Estates Filing 1 Temporary Turnaround Easements

PROJECT NO:
F19-061

DATE:
12/23/2020

DRAWN BY:
ABL

CHECKED BY:
ABL

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX
ENGINEERING, INC.
2394 Patterson Rd., Ste. 201
Grand Junction, CO 81505
(970) 245-9051