

GRANT OF MULTIPURPOSE EASEMENT

Influx Custom Services LLC, formerly known as Influx Custom Services, a Colorado Limited Liability Company, Grantor, whose mailing address is 1007 Dougherty Court, Grand Junction, CO 81505, owner of a parcel of land located at 517 N. 1st Street, Grand Junction, CO 81501, identified by Mesa County Tax Schedule Number **2945-151-00-107** and recorded in reception No. 2943837, Public records of Mesa County, Colorado, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, a Perpetual Multipurpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

See the attached Exhibit 1 and Exhibit A incorporated herein.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an easement for the purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted. Except as expressly permitted in a written agreement with the City, Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover. A planning clearance shall not suffice as a written agreement. In the event such obstacles are installed in the Easement, the City has the right to require the Grantor to remove such obstacles from the Easement at Grantor's cost. If Grantor does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and

EXHIBIT 1

14.00' Multi-Purpose Easement

A 14.00' Multi-Purpose easement, being a portion of the property as described at Reception Number 2943837, located in Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the North 1/16 corner on the east line of said section 15; whence an aluminum cap for the East 1/4 Corner of said Section 15 bears S00°02'37"W, a distance of 1317.52 feet, with all bearings being relative thereto; thence S00°02'37"W, a distance of 714.51 feet; thence N89°57'21"W, a distance of 40.00 feet to the Point of Beginning; thence the following courses and distances;

1. Along the westerly right-of-way of First Street, S00°02'37"W for a distance of 59.27 feet;
2. Continuing along said westerly right-of-way, S18°08'49"W for a distance of 23.52 feet;
3. Continuing along said westerly right-of-way, on the arc of a 78.95 foot radius curve to the right for a distance of 47.79 feet, with a chord which bears S35°14'04"W for a distance of 47.07 feet, and a central angle of 34°41'08", to a point on the northerly right-of-way of I-70B;
4. Along said northerly line, N89°57'21"W for a distance of 30.94 feet;
5. Leaving said northerly right-of-way along the arc of a 64.95 foot radius non-tangent curve to the left for a distance of 64.53 feet, with a chord which bears N46°19'49"E for a distance of 61.91 feet, and a central angle of 56°55'45";
6. N18°08'49"E for a distance of 21.32 feet;
7. N00°02'37"E for a distance of 57.04 feet, to a point on the northerly line of said property;
8. Along the northerly line of said property, S89°57'21"E for a distance of 14.00 feet, to the Point of Beginning.

Containing approximately 1,890 square feet.

This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Suite A



EXHIBIT A

PEARCE VERA F
535 N 1ST STREET
GRAND JUNCTION, CO 81501
PARCEL NO. 2945-151-00-043
RECEPTION NUMBER 2323977

REC. NO. 2792838

POINT OF COMMENCEMENT
MCSM 630-1
NORTH 1/16 CORNER
SECTION 15
T.1S., R.1W., U.M.

POINT OF BEGINNING

S 89°57'21" E
14.00'

N 89°57'21" W
40.00'

CITY OF GRAND JUNCTION
REC. NO. 2703176

COLORADO DEPT. OF TRANSPORTATION
REC. NO. 669838
Parcel No. 8A



INFLUX CUSTOM SERVICES LLC
517 N 1ST STREET
GRAND JUNCTION, CO 81501
PARCEL NO. 2945-151-00-107
REC. NO. 2943837

N 00°02'37" E 57.04'
1,890 SQ.FT.
0.04 Acres

N. 1ST STREET

603.00'
S 00°02'37" W 1317.52'
BASIS OF BEARINGS

N 18°08'49" E
21.32'

S 18°08'49" W
23.52'

RAD=64.95'
Δ=56°55'45"
AL=64.53'
CHB =N 46°19'49" E
CHL =61.91'

RAD=78.95'
Δ=34°41'08"
AL=47.79'
CHB =S 35°14'04" W
CHL =47.07'

COLORADO DEPT. OF TRANSPORTATION
PARCEL RW-7A
REC. NO. 2960302

30.94'
N 89°57'21" W

I-70B

COLORADO DEPT. OF TRANSPORTATION
REC. NO. 685848

EAST 1/4 CORNER
SECTION 15
T.1S., R.1W., U.M.

483.00'

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.

LEGEND

R.O.W. RIGHT-OF-WAY



NOT A SURVEY PLAT



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

		EXHIBIT A 14.00' MULTI-PURPOSE EASEMENT	
405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1223 www.rcegi.com		IN THE SE1/4, NE1/4 OF SECTION 15, T1S., R1W OF THE LITE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn	JLG	Checked	JLG
File Name	C:\C1428\C1428-14MPE.DWG	Scale	11/29/21