

GRANT OF EASEMENT – TEMPORARY

3125 D ROAD, LLC, Grantor, whose address is 394 Silver Creek Lane, Grand Junction, CO 81504, the owner of that certain real property as evidenced by that certain Quit Claim Deed recorded at Reception No. 2829773 (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 the west thirty feet of Lot 27 of River Walk 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 Sweetwater Avenue on the southeastern end of River Walk Subdivision Filing Three on Lot 27 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 person(s) 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 25th day of January 2022.

GRANTOR: 3125 D ROAD, LLC

Dustin Gehrett

Dustin Gehrett, as Member of
3125 D Road, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25 day of January 2022, by Dustin Gehrett, as Member of 3125 D Road, LLC.

My commission expires Jan. 26, 2025.

Witness my hand and official seal.



Patricia J. Dunlap
Notary Public

RATIFICATION OF GRANT OF TEMPORARY EASEMENT

Ratified, acknowledged, and consented to subordination of interest, by the following Modification of Deed of Trust Beneficiary:

The undersigned hereby certifies that it is a holder of security interests upon the above described property and does hereby join in and consent to this grant of temporary easement by the owner thereof and agrees that its security interests as beneficiary of the security interests for Grand Valley Bank which is evidenced by Deeds of Trust dated December 7, 2021 and recorded on 12/09/2021, in the office of the Mesa County Clerk and Recorder, at Reception No. 3011428 and 3011429, shall be and are hereby subordinate to this grant of temporary turnaround access easement to the City of Grand Junction.

Grand Valley Bank

By: *Thomas Hakert*

Print Name: Thomas Hakert

State of Colorado)
County of Mesa)ss)

The foregoing instrument was ratified, acknowledged, and consented to subordination of interests, before me this 26th day of January, 2022 by Thomas Hakert as President for the Grand Valley Bank with authority to do so.

My commission expires June 13, 2022

Witness my hand and official seal.

Victoria Creech
Notary Public

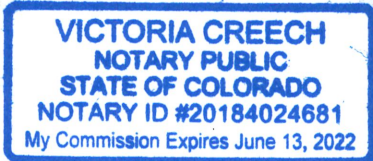


EXHIBIT A

A temporary turnaround easement being the south thirty-five (35') feet of the west thirty (30') feet of Lot 27 of River Walk Subdivision Filing Three, situated in the Northwest Quarter of the Northwest Quarter of Section 22, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado,

Containing 1,050 Sq. feet more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave
Grand Junction, CO 81501



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



RIVER WALK SUBDIVISION FILING THREE
 NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE
 MERIDIAN
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF
 COLORADO

Lot 28

Lot 27

14.00' Multi-purpose
 easement

5' IRRIGATION
 EASEMENT

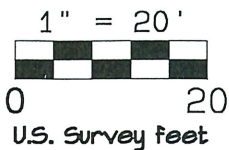
5' IRRIGATION EASEMENT RECEPTION NUMBER 2871701

LOT 99 RIVER TRAIL SUBDIVISION, FILING FIVE RECEPTION NUMBER 2954033

44.00' Right-of-Way

Sweetwater Avenue

TEMPORARY TURNAROUND
 EASEMENT BY SEPARATE INSTRUMENT



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



RIVER CITY
 CONSULTANTS

215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rccwest.com

Drawn: AKT	Checked: NA	9/1/21	Job No. 1749-001
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