

GRANT OF MULTIPURPOSE EASEMENT

Old Rascal, LLC, Grantor, whose address is 416 Willow Ridge Court, Grand Junction, CO 81507, owner of a parcel of land located at 2806 ½ Perry Drive, Grand Junction, CO 81501, as recorded at Reception No. 2845958 and and as modified by Quiet Title at Reception No. 2899698, Public records of Mesa County, Colorado, for and in consideration 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:

A easement in the NW1/4 NW1/4 NW1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The southerly 14.00 feet of the northerly 24.00 feet of the property described at Reception Number 2845958, and as modified by Quiet Title at Reception Number 2899698, of the Mesa County property records.

Said 14' Multi-Purpose Easement contains 2,190 square feet more or less, as described herein and depicted on **Exhibit A** attached hereto and incorporated herein by reference.

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 unreasonably interfere with the full use and quiet enjoyment of the rights herein granted. Except as expressly permitted in a written agreement with the Grantee, 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 Grantee 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 Grantee may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the Grantee's costs for such removal. If the Grantee chooses not to remove the obstacles, the Grantee will not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that 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 demands of all persons whomsoever.

SHEET 1 OF 3

Executed and delivered this 21 day of MARCH, 2022.

GRANTOR:

Old Rascal, LLC

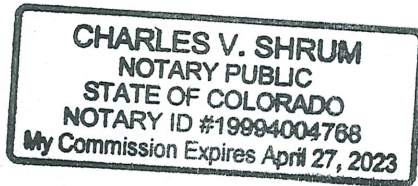
Don Barnes

Don Barnes, Managing Member

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2022 by Don Barnes, as Managing Member for Old Rascal, LLC.

My commission expires April 27, 2023.
Witness my hand and official seal.



Charles V. Shrum
Notary Public

EXHIBIT A

14.00' Multi-Purpose Easement

A easement in the NW1/4 NW1/4 NW1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The southerly 14.00 feet of the northerly 24.00 feet of the property described at Reception Number 2845958, and as modified by Quiet Title at Reception Number 2899698, of the Mesa County property records.

Containing approximately 2,190 square feet.

This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Suite A, Grand Junction, Colorado 81507 (970) 243-8300

EXHIBIT

IN THE NW1/4 NW1/4 NW1/4 OF SECTION 19, T.1S., R.1E.
UTE MERIDIAN, MESA COUNTY, COLORADO

D ROAD

RECEPTION NUMBER 225

N.W. CORNER
SECTION 19

W 1/16 CORNER
SECTION 19

30.00'

REC. NO. 1795034
GRAND VALLEY DRAINAGE
DISTRICT EASEMENT

24.00'

35.17'

35.58'

8.00' 14.00'
16.50'
2,190 S.F.
0.050 Acres

REC. NO. 2265090
PUBLIC SERVICE COMPANY
OF COLORADO EASEMENT

2943-192-00-271
OLD RASCAL LLC
2806 1/2 PERRY DR
GRAND JUNCTION, CO 81501
REC. NO. 2845958

2943-192-10-001
BARNES DONALD E
2811 RIVERSIDE PKWY

2943-192-00-019
GERSCH DAVID E
2803 RIVERSIDE PKWY

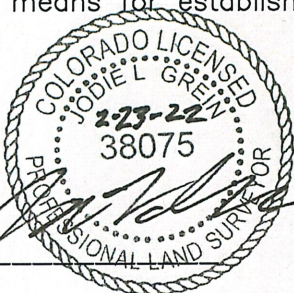
2943-192-00-270
BARNES DONALD E
2808 PERRY DR
GRAND JUNCTION, CO 81501
REC. NO. 2240064

2943-192-00-269
BARNES DONALD E
2808 PERRY DR
GRAND JUNCTION, CO 81501
REC. NO. 2240064

2943-192-00-112
HUNSBERGER MELVIN R SR
REC. NO. 2021295

2943-192-00-242 GRAND JUNCTION, CO 81501
BARNES DON REC. NO. 2439152
2809 PERRY DR

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.



0' 50' 100' 150'



SCALE : 1"=50'

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

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

RCE

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Grand Junction, CO 81507
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EXHIBIT

14' Multi-Purpose Easement

IN THE NW1/4 NW1/4 OF SECTION 19
TOWNSHIP 1 SOUTH RANGE 1 EAST
OF THE UTE MERIDIAN
MESA COUNTY, COLORADO

Drawn	Designed	Checked	JLG	Proj#	B8437	Rev	Sheet	1
File Name: C:\B8437\B8437-QT-EXHIBITS.DWG						Date	2/23/22	