

## GRANT OF EASEMENT – TEMPORARY

**KENCO, LLC, a Colorado limited liability company**, whose address is 607 25 Road, Suite 100, Grand Junction, CO 81505, **Grantor**, is the owner of that certain real property as evidenced by that certain Special Warranty Deed recorded at Reception No. 2882493 (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 does 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 south of Stacy Drive on Lot 1 Block 2 of Tracys Village Subdivision 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 covenants 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 Stacy Drive 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 responsibilities to continually maintain the turnaround. The responsibility to construct and maintain is a part of the approval for the Tracys Village Subdivision. 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 Stacy Drive 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 26<sup>th</sup> day of June 2022.

**GRANTOR: KENCO, LLC**



Ken W. Basinger, Member

State of Colorado )

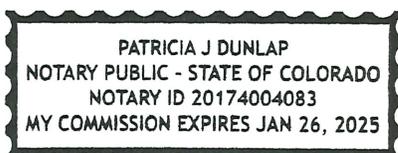
)ss.

County of Mesa )

The foregoing instrument was acknowledged before me this 26 day of July 2022, by Ken W. Basinger, Member of KENCO, LLC, a Colorado limited liability company.

My commission expires Jan. 26, 2025.

Witness my hand and official seal.



  
Notary Public

**EXHIBIT A**  
**TEMPORARY TURNAROUND EASEMENT**

That Temporary Turnaround Easement across that real property located in the Northeast Quarter (NE¼) Section 26, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado being more particularly described as follows:

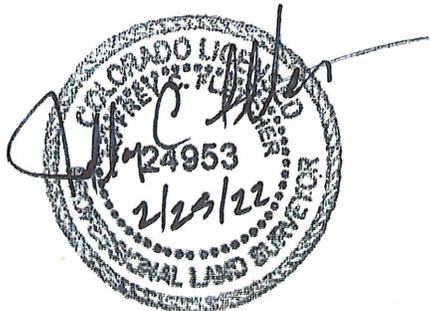
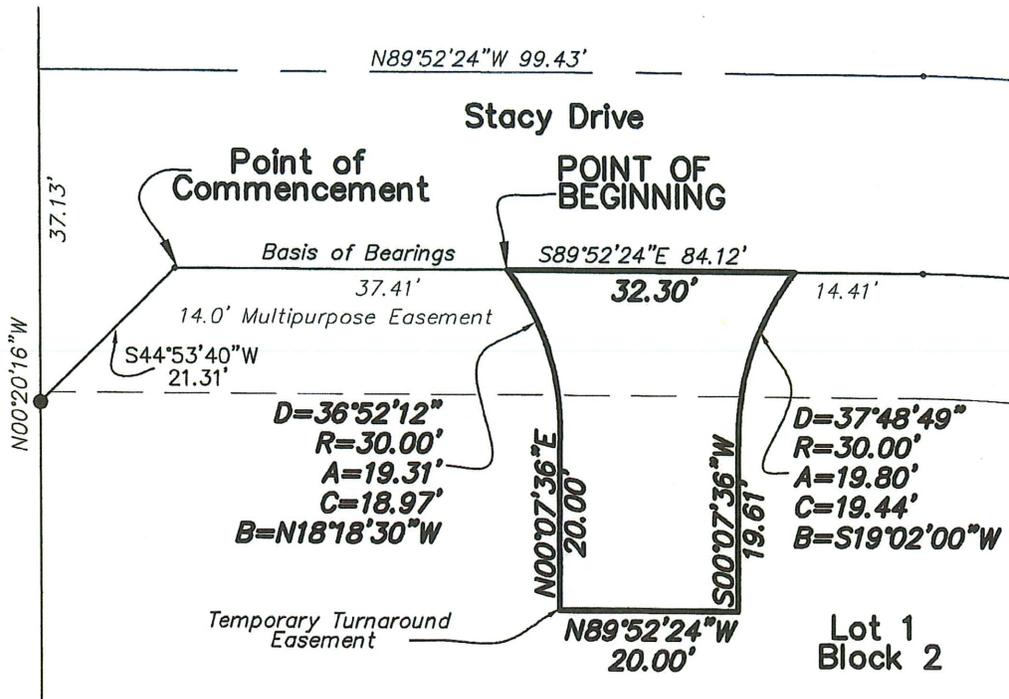
Commencing at the Northeastern angle point of the corner clip at the West end of the North lot line of Lot 1, Block 2, TRACYS VILLAGE SUBDIVISION as shown on plat recorded in the Mesa County records from which the Westerly end of the arc of said Lot 1, Block 2 bears South 89°52'24" East, a distance of 84.12 feet, for a basis of bearings, with all bearings contained herein relative thereto; South 89°52'24" East, a distance of 37.41 feet to the POINT OF BEGINNING; thence South 89°52'24" East, a distance of 32.30 feet; thence with a non-tangent curve turning to the left, having a delta angle of 37°48'49", a radius of 30.00 feet, an arc length of 19.80 feet, and a chord length of 19.44 feet, with a chord bearing of South 19°02'00" West; thence South 00°07'36" West, a distance of 19.61 feet; thence North 89°52'24" West, a distance of 20.00 feet; thence North 00°07'36" East, a distance of 20.00 feet; thence with a curve turning to the left, having a delta angle of 36°52'12", a radius of 30.00 feet, an arc length of 19.31 feet, and a chord length of 18.97 feet, with a chord bearing of North 18°18'30" West to the POINT OF BEGINNING.

Said parcel containing an area of 0.02 Acres, as herein described.



20-106 Temporary Turnaround Easement.doc/knr  
Prepared by:  
Jeffrey C. Fletcher PLS 24953  
High Desert Surveying, Inc.  
1673 Highway 50 Unit C

# EXHIBIT B TEMPORARY TURNAROUND EASEMENT



SCALE: 1" = 20'



**High Desert Surveying, LLC**

1673 Highway 50 Unit C

Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 20-106	DRAWN	CHECKED	SHEET	OF
DATE: August, 2021	knr	jef	1	1