

## GRANT OF MULTIPURPOSE EASEMENT

**PINNACLE RIDGE HOME OWNERS ASSOCIATION, INC., a Colorado non-profit corporation, Grantor**, whose address is P.O. Box 39, Fruita, CO 81521, owner of Tract D, Pinnacle Ridge Subdivision, Filing 3, Grand Junction, CO 81507, as recorded at Reception No. 3003418, 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:

Said 14' Multipurpose Easement contains 3,955 square feet, more or less, as described on **Exhibit A** and depicted on **Exhibit B** 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. 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.

Executed and delivered this 14<sup>TH</sup> day of OCTOBER, 2022.

**GRANTOR:**

PINNACLE RIDGE HOME OWNERS ASSOCIATION, INC.

  
Robert W. Jones II, President

State of Colorado            )  
  )ss  
County of Mesa                )

The foregoing instrument was acknowledged before me this 14 day of October, 2022 by Robert W. Jones II, as President of Pinnacle Ridge Home Owners Association, Inc.

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

*Patricia J Dunlap*  
Notary Public

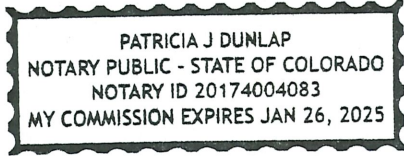


EXHIBIT A

A 14' multipurpose easement dedicated to the City of Grand Junction situated in the W1/2NW1/4 of Section 21, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

A 14' wide multipurpose easement located in Tract D of Pinnacle Ridge Subdivision Filing 3 (Rec. No. 3003418), more particularly described as follows:

Beginning at the northeast corner of said Tract D, Pinnacle Ridge Subdivision, Filing 3, whence the northeast corner of Lot 102, of said Filing 3, being a 1 1/2" aluminum cap PLS 5933, bears S 89°46'08" E, 373.89 feet, being the basis of bearing;

Thence South 00°14'17" West, 89.24 feet along the easterly boundary of said Tract D;

Thence South 45°25'16" West, 19.94 feet along the easterly boundary of said Tract D;

Thence North 89°34'24" West, 184.95 feet along the southerly boundary of said Tract D;

Thence North 00°25'36" East, 14.00 feet along the westerly boundary of said Tract D;

Thence South 89°34'24" East, 179.15 feet;

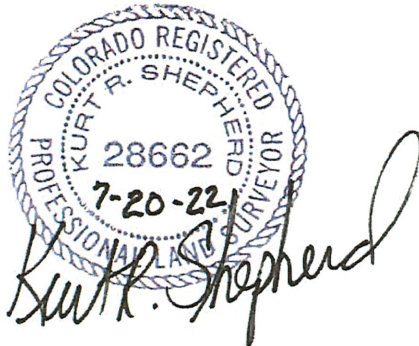
Thence North 45°25'16" East, 8.32 feet;

Thence North 00°14'17" East, 83.42 feet;

Thence South 89°46'08" East, 14.00 feet to the point of Beginning.

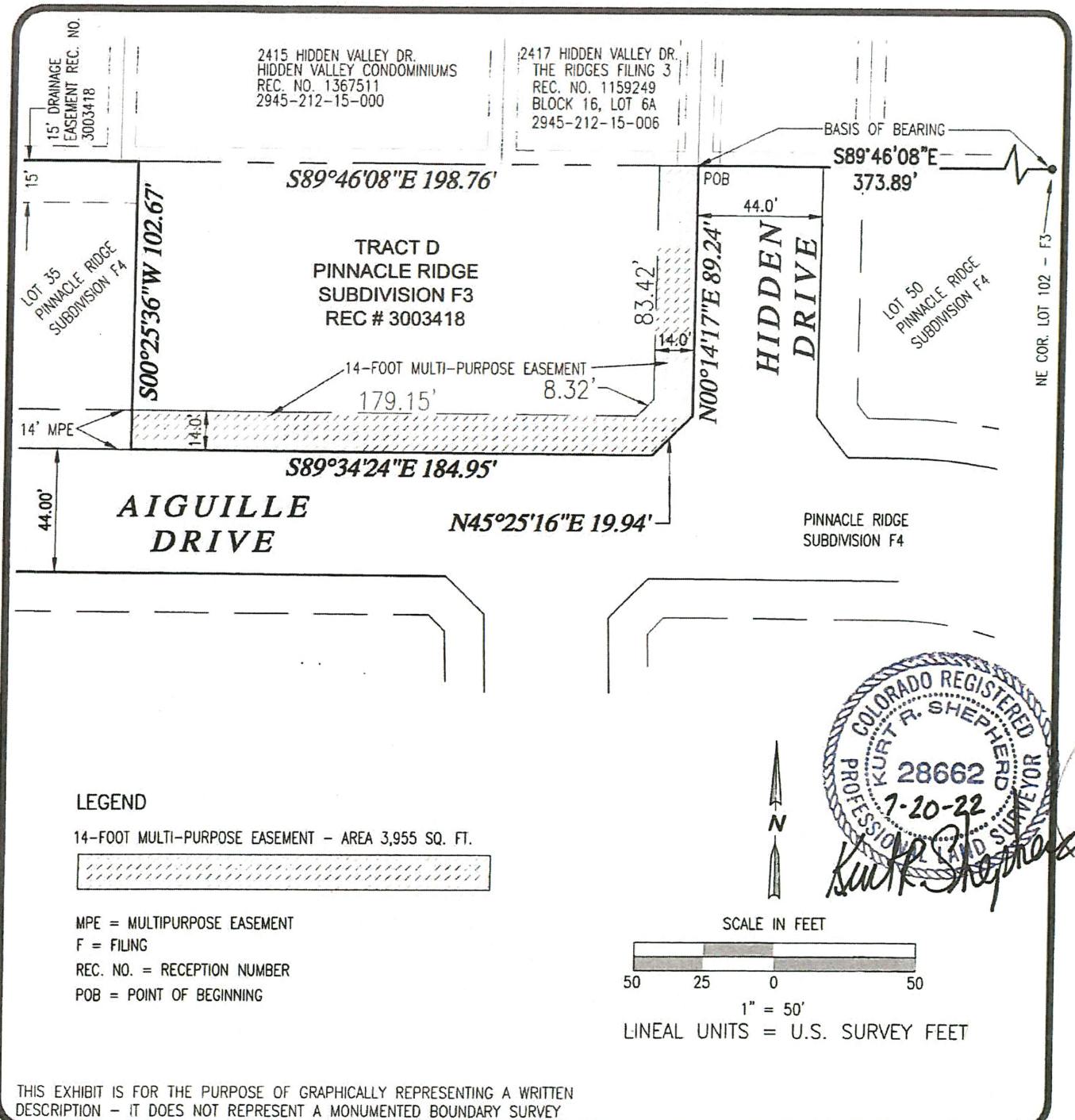
Easement contains 3,955 square feet, more or less.

Boundary description prepared by:  
Kurt R. Shepherd (PLS 28662)  
Vortex Engineering, Inc.  
861 Rood Avenue  
Grand Junction, CO 81501



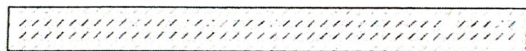
SHEET 3 OF 4



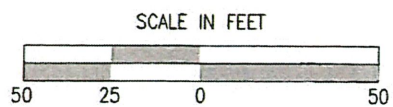
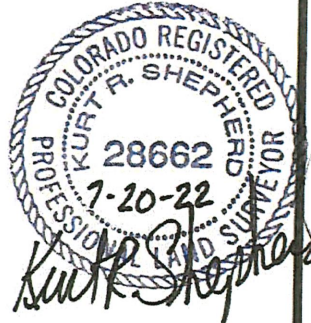
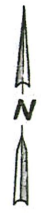


**LEGEND**

14-FOOT MULTI-PURPOSE EASEMENT - AREA 3,955 SQ. FT.



- MPE = MULTIPURPOSE EASEMENT
- F = FILING
- REC. NO. = RECEPTION NUMBER
- POB = POINT OF BEGINNING



1" = 50'  
LINEAL UNITS = U.S. SURVEY FEET

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

**EXHIBIT B**  
**TRACT D, PINNACLE RIDGE - F3**  
**14-FOOT MULTI-PURPOSE EASEMENT**

PROJECT NO: F04-006      DATE: 04/08/2022      DRAWN BY: KRS      CHECKED BY: KRS

Prepared By  
**VORTEX**  
**ENGINEERING, INC.**  
 861 Rood Avenue  
 Grand Junction, CO 81501  
 (970) 245-9051

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

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