

GRANT OF EASEMENT – TEMPORARY

F 3/4 ROAD LLC, a Colorado Limited Liability Company, Grantor, whose address is 746 Scarlet Street, Grand Junction, CO 81505, is the owner of that certain real property as evidenced by that certain Plat recorded at Reception No. 3052326 (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 do 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 at in Lot 301, Founders Colony Filing 1, 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 in Lot 301, Founders Colony Filing 1 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 responsibility to continually maintain the turnaround and shall continue to do so even with the transfer of the Property to another owner. The responsibility to construct and maintain is not assignable nor transferable to a successor without the written consent of the City. 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 the Medhurst Lane 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 12 day of December 2022.

GRANTOR: F 3/4 ROAD LLC



Garrett W. Davis, Manager

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 12 day of December 2022, by Garrett W. Davis, Manager for F 3/4 ROAD LLC, a Colorado Limited Liability Company.

My commission expires Jan 18, 2026.
Witness my hand and official seal.



Notary Public

RATIFICATION OF GRANT OF EASEMENT - TEMPORARY

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

The undersigned hereby certifies that it is a holder of a security interest upon the above described property and does hereby join in and consent to this grant of temporary turnaround easement by the owner thereof and agrees that its security interest as beneficiary of the security interest for Timberline Bank which is evidenced by that Construction Deed of Trust dated April 11, 2022 and recorded on 04/15/2022, in the office of the Mesa County Clerk and Recorder, Reception No. 3027591, shall be and is hereby subordinate to this grant of temporary turnaround easement to the City of Grand Junction.

Timberline Bank

By: [Signature]
Print Name: Rivar Geer

State of Colorado)
County of Mesa)ss)

The foregoing instrument was ratified, acknowledged, and consented to subordination of interest, before me this 12 day of December, 2022 by Rivar Geer as Business Banking officer for the Timberline Bank with authority to do so.

My commission expires June 29, 2025.
Witness my hand and official seal.

[Signature]
Notary Public



RATIFICATION OF GRANT OF EASEMENT - TEMPORARY

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

The undersigned hereby certifies that it is a holder of a security interest upon the above described property and does hereby join in and consent to this grant of temporary turnaround easement by the owner thereof and agrees that its security interest as beneficiary of the security interest for Timberline Bank which is evidenced by that Deed of Trust dated May 5, 2022 and recorded on 05/19/2022, in the office of the Mesa County Clerk and Recorder, Reception No. 3031663, shall be and is hereby subordinate to this grant of temporary turnaround easement to the City of Grand Junction.

Timberline Bank

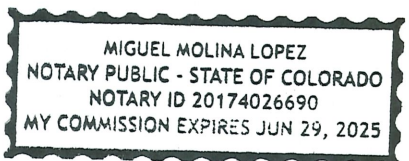
By: [Signature]
Print Name: Rivar Geer

State of Colorado)
County of Mesa)ss)

The foregoing instrument was ratified, acknowledged, and consented to subordination of interest, before me this 12 day of December, 2022 by Rivar Geer as Business Banking officer for the Timberline Bank with authority to do so.

My commission expires June 29, 2025.
Witness my hand and official seal.

[Signature]
Notary Public



TEMPORARY TURNAROUND EASEMENT

A temporary turnaround easement located in Lot 301, Founders Colony Filing 1 (Rec. No. ~~3052326~~), situated in the NW1/4NE1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado described as:

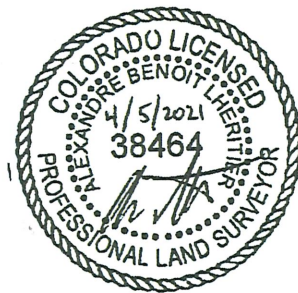
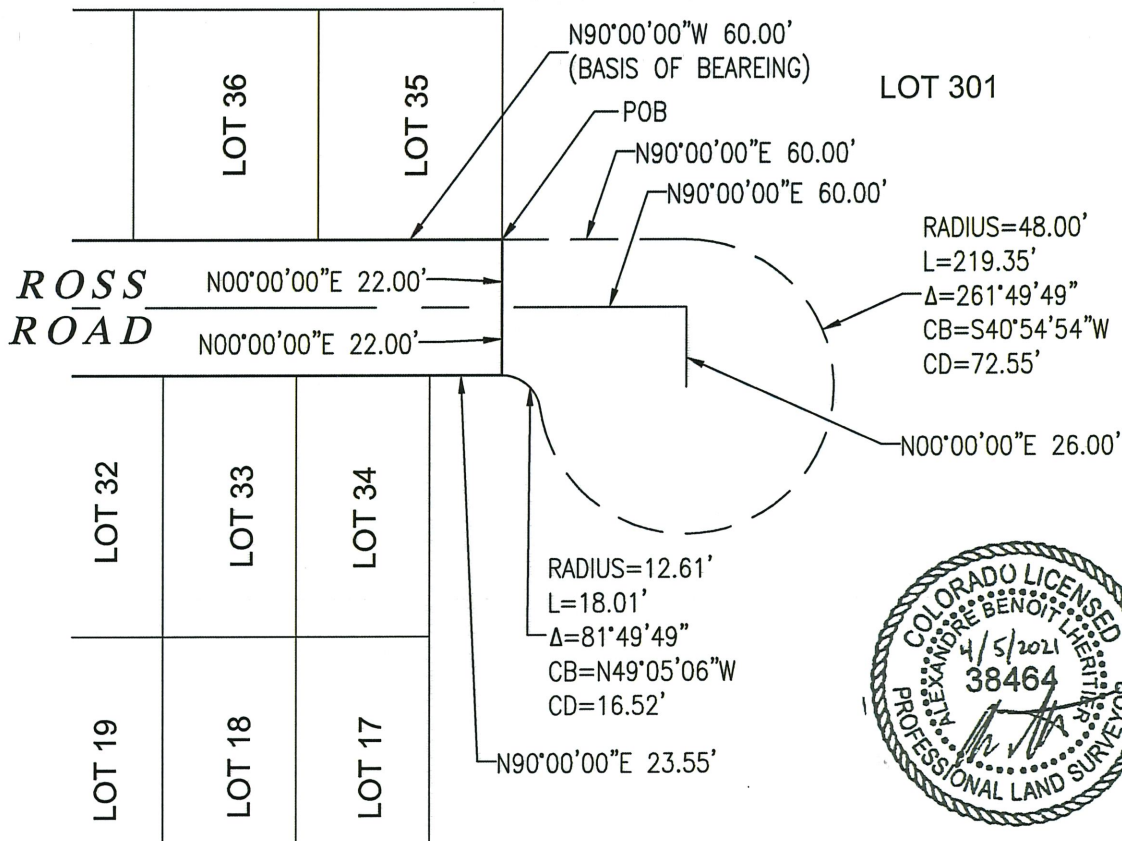
Beginning at the southeast corner of Lot 35 in said Founders Colony Filing 1 from which the southwest corner of Lot 35 bears $N90^{\circ}00'00''W$ 60.00 feet, running thence $N90^{\circ}00'00''E$ 60.00 feet; thence along a curve to the right 219.35 feet (Curve Data: Radius = 48.00 feet; Delta = $261^{\circ}49'49''$, Chord Bears $S40^{\circ}54'54''W$ 72.55 feet); thence along a curve to the left 18.01 feet (Curve Data: Radius = 12.61 feet; Delta = $81^{\circ}49'49''$, Chord Bears $N49^{\circ}05'06''W$ 16.52 feet); to a point on the south right-of-way of Ross Road, said point bearing $N90^{\circ}00'00''E$ 23.55 feet from the northeast corner of Lot 34; thence along the east right-of-way line of Ross Road $N00^{\circ}00'00''E$ 44.00 feet to the southeast corner of Lot 35 and the Point of Beginning.

Said parcel contains 8289 square feet.

Boundary description written by:
Alex Lheritier, PLS 38464
Vortex Engineering
861 Rood Ave.
Grand Junction, CO 81501



SHEET 4 OF 5

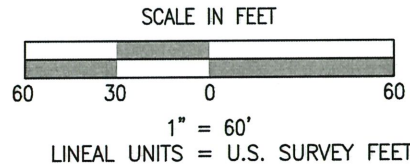


LEGEND

- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- - - - - TEMPORARY TURNAROUND EASEMENT

TABLE OF ABBREVIATIONS

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- POB - POINT OF BEGINNING



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

*Founders Colony Filing 1
Temporary Turnaround Easement*

PROJECT NO: F17-083 DATE: 04/05/2021 DRAWN BY: ABL CHECKED BY: ABL

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

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

SHEET 5 OF 5