

GRANT OF MULTIPURPOSE EASEMENT

555 Highway 50 LLC, a Colorado Limited Liability Company whose address is 5459 Illini Way, Boulder, CO 80303, Grantor, owner of a parcel of land located at 555 Highway 50, Grand Junction, CO 81503, as recorded at Reception No. 2876978, 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 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 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.

Executed and delivered this 2nd day of November, 2023.

Grantor: 555 Highway 50 LLC, a Colorado Limited Liability Company


Richard S. Dana, Member

CYNTHIA CASE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194030771
MY COMMISSION EXPIRES 09/22/2027

State of Colorado)
County of Boulder)ss

The foregoing instrument was acknowledged before me this 2nd day of November 2023, by Richard S. Dana, as Member for 555 Highway 50 LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.



Notary Public

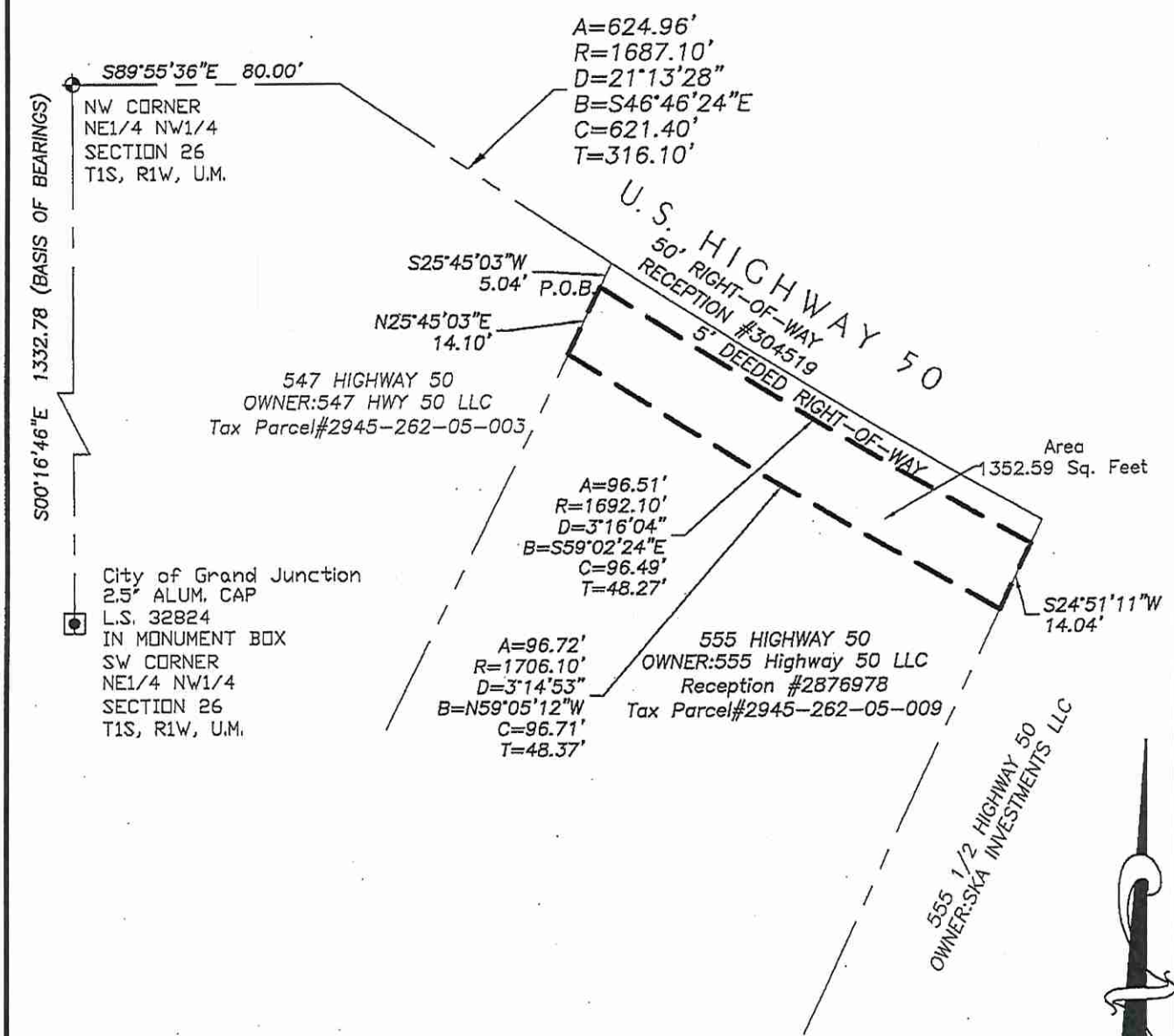
EXHIBIT "A"

A 14' multipurpose easement situated in the NE1/4 NW1/4 Section 26, Township 1 South, Range 1 West of the Ute Meridian and running across the parcel described in Reception No. 2876978, being described as follows: Commencing at the NW Corner of the NE1/4 NW1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 NW1/4 of Section 26, T1S, R1W, U.M. to bear $S00^{\circ}16'46''E$ and all bearings contained herein to be relative thereto;
Thence $S89^{\circ}55'36''E$ 80.00 feet along the North line of the NE1/4 NW1/4 of Section 26, T1S, R1W, U.M to the intersection with the Southwesterly right-of-way line for U.S. Highway 50;
Thence 624.96 feet along the arc of a curve to the left with a radius of 1687.10 feet and whose chord bears $S46^{\circ}46'24''E$ 621.40 feet;
Thence $S25^{\circ}45'03''W$ 5.04 feet to the POINT OF BEGINNING:
Thence 96.51 feet along the arc of a curve to the left with a radius of 1692.10 feet and whose chord bears $S59^{\circ}02'24''E$ 96.49 feet;
Thence $S24^{\circ}51'11''W$ 14.04 feet;
Thence 96.72 feet along the arc of a curve to the right with a radius of 1706.10 feet and whose chord bears $N59^{\circ}05'12''W$ 96.71 feet;
Thence $N25^{\circ}45'03''E$ 14.10 feet to the POINT OF BEGINNING.
Mesa County, State of Colorado

Authored by:
David M. Morris PLS #30111
Q.E.D. Surveying Systems Inc.
2718 Sierra Vista Rd.
Grand Junction, Colorado 81503
(970)241-2370



EXHIBIT "B"



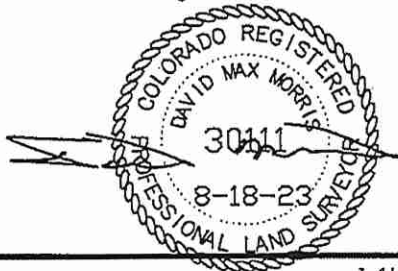
BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey Marker set for the NW corner of the NE1/4 NW1/4 Section 26, T1S, R1W, U.M, and an 2.5" Alum. cap (L.S. 32824) set for the SW corner of the NE1/4 NW1/4 Section 26, T1S, R1W, U.M.

The measured bearing of this line is $S00^{\circ}16'46''E$.

NOTES:

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



Per Colorado Statute number 38-51-106(l) all Lineal Units used on this plat are U.S. Survey feet.

14' MULTI PURPOSE EASEMENT

555 HIGHWAY 50 GRAND JUNCTION, CO 81503

FOR: 555 HIGHWAY 50 LLC	 <p><i>Surveying Western Colorado Since 1979</i> Q.E.D. SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025</p>	SURVEYED BY: MSM
ACAD ID: 555 HWY50-ESMNTS		DRAWN BY: MEM
PLANNING #		CHECKED BY:
SCALE: 1"IN = 30'FT		SHEET NO.
DATE: 8/18/2023		FILE: 2022-024.1