

RECEPTION#: 3084948
2/6/2024 2:43:40 PM, 1 of 3
Recording: \$23.00, Doc Fee Exempt
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

GRANT OF EASEMENT – TEMPORARY

Grand Junction Real Estate Investments, LLC, a Colorado Limited Liability Company whose address is PO Box 3467, Grand Junction, CO 81502, **Grantor**, owner of that certain real property as evidenced by that certain Special Warranty Deed recorded at Reception No. 2980634 (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, has 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, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns, a temporary turnaround access easement located in Lot 13 of Pear Park Subdivision Filing 2, 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 the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee 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 lying entirely within Lot 13 of Pear Park Subdivision Filing 2 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. Grantor shall not obstruct or interfere with the use of the easement nor permit any other entity to obstruct or interfere with such use; Grantor shall maintain the paved surface of the easement area free of obstructions, debris, weeds, and dangerous conditions at all times.

The easement is required because there is at the time of the granting of the easement insufficient fire access point(s) connecting the subdivision to the public street system in accordance with the Zoning and Development and Fire Codes of the City of Grand Junction. The temporary turnaround access easement shall terminate when sufficient access point(s) to/from the subdivision to an external public street is established and fully constructed in accordance with the City's Zoning and Development Code and the applicable Fire Code, and to the satisfaction of the Grand Junction Fire Department.

Executed and delivered this 30th day of January 2024.

Grantor: Grand Junction Real Estate Investments, LLC, a Colorado Limited Liability Company



Steve Voytilla, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of January 2024 by Steve Voytilla, as Manager of Grand Junction Real Estate Investments, LLC, a Colorado Limited Liability Company.

My commission expires December 6, 2024

Witness my hand and official seal.



Notary Public

REBECCA RHODES-SNYDER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164046313
My Commission Expires 12/6/2024.

EXHIBIT A

Legal Description

A tract of land situated in the Northeast Quarter of the Southeast Quarter Section 16, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, lying entirely within Lot 13 Pear Park Place Subdivision Filing 2 and being more particularly described as follows:

The North 38.00 feet of the East 23.00 feet of Lot 13 Pear Park Place Subdivision Filing 2 as Recorded in the Mesa County Records.

Said tract of land contains 874 square feet as described.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504



EXHIBIT B

