

GRANT OF MULTIPURPOSE EASEMENT

City of Grand Junction, a Colorado home rule municipality, Grantor, whose address is 250 N. 5th Street, Grand Junction, CO 81501, owner of a parcel of land located at 2351 H Road, Grand Junction, CO 81505, as recorded at Reception No. 3070974, 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, 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 25th day of July, 2024.

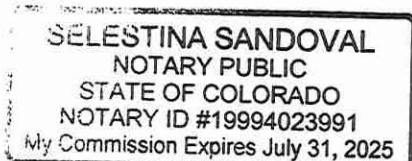
Grantor: City of Grand Junction, a Colorado home rule municipality

Andrea Phillips
Andrea Phillips, Interim City Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 25 day of July, 2024, by Andrea Phillips, as Interim City Manager for the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.



Selestina Sandoval
Notary Public

PARCEL NO. 2701-321-00-081
MULTI-PURPOSE EASEMENT NO. MPE-1

LEGAL DESCRIPTION

A ten foot (10') wide parcel of land being a portion of the land as described in Reception Number 3070974 located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the North Quarter Corner (N1/4) of said Section 32, whence the Center-North Sixteenth Corner (CN1/16) of said Section 32 bears S00°05'07"W, a distance of 1,320.59 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Commencement S89°57'52"E, a distance of 263.00 feet along the North line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 32 to a point on the East line of Reception Number 3070974; thence S00°05'07"W, a distance of 55.00 feet along said East line to the Point of Beginning being a point on the boundary of Right of Way parcel RW-1;

thence along the boundary of said RW-1 the following three (3) courses: 1) N89°57'52"W, a distance of 206.52 feet; thence Southwesterly 27.47 feet along the arc of a 17.50 foot radius curve concave southeast through a central angle of 89°57'00" whose chord bears S45°03'37"W, a distance of 24.74 feet; thence S00°05'07"W, a distance of 628.88 feet to a point on the Southerly line of said Reception Number 3070974; thence N50°08'15"E, a distance of 13.04 feet along said Southerly line; thence N00°05'07"E, a distance of 620.51 feet; thence Northeasterly 11.77 feet along the arc of a 7.50 foot radius curve concave southeast through a central angle of 89°57'00" whose chord bears N45°03'37"E, a distance of 10.60 feet; thence S89°57'52"E, a distance of 206.51 feet to a point of the East line of Reception Number 3070974; thence N00°05'07"E, a distance of 10.00 feet along said East line to the Point of Beginning;

Said Parcel of land CONTAINING **8,509** Square Feet or **0.20** Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
244 North 7th Street
Grand Junction, CO 81501



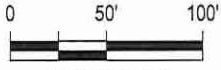
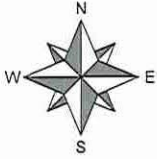
The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

FIRE STATION NO. 7
Project No. E2302
Located in the NW1/4 NE1/4
Section 32, T.1N, R.1W, U.M.
County of Mesa, State of Colorado

DRAWN BY: NCW
DATE: 07/15/24
REVIEWED BY: ABL
APPROVED BY: RBP/KA
SCALE: N/A

CITY OF Grand Junction
COLORADO
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, Co. 81501

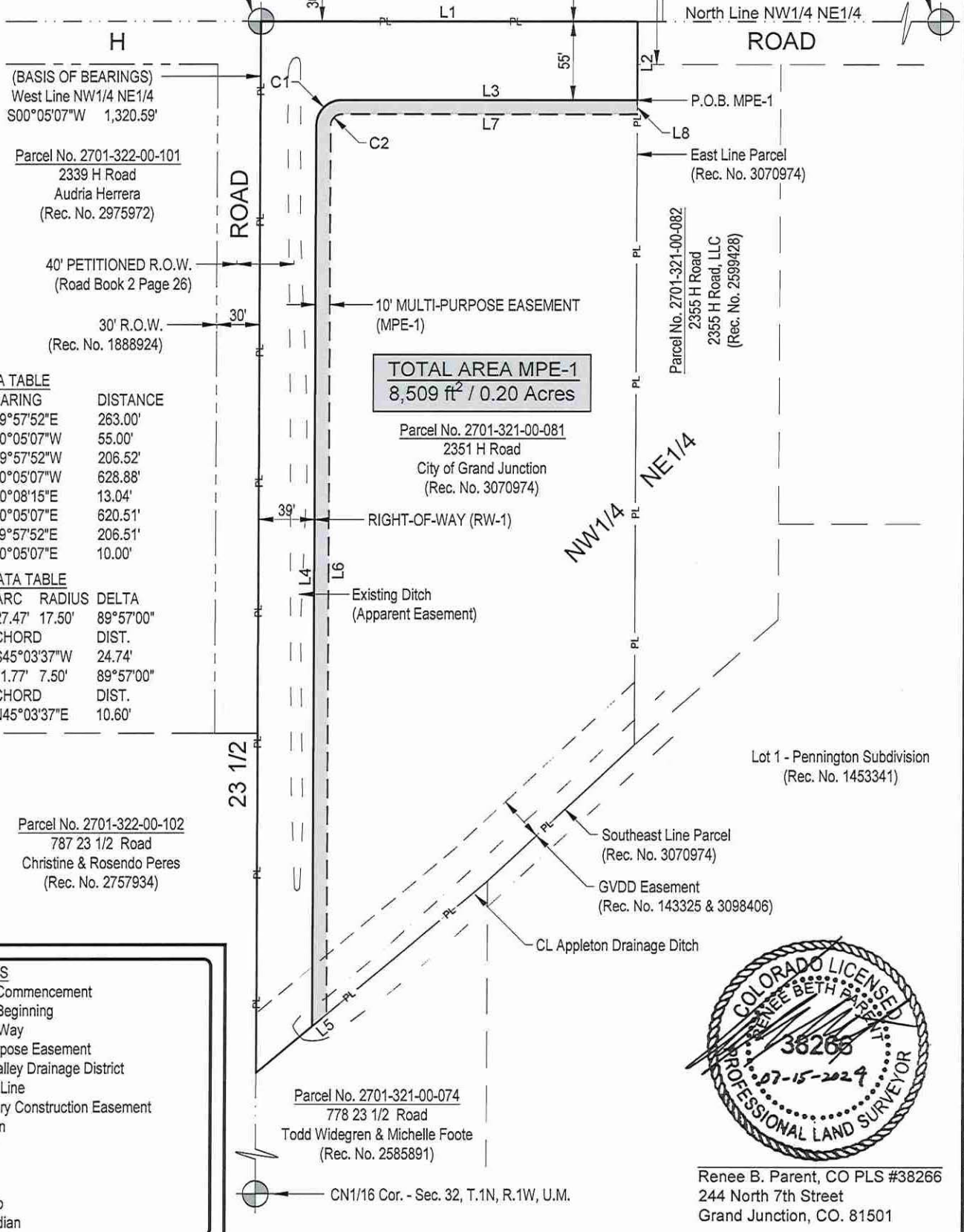
PARCEL NO. 2701-321-00-081
MULTI-PURPOSE EASEMENT NO. MPE-1



Scale: 1" = 100'

Lineal Units = U.S. Survey Foot

P.O.C. MPE - 1
 N1/4 Cor. - Sec. 32, T.1N, R.1W, U.M.



(BASIS OF BEARINGS)
 West Line NW1/4 NE1/4
 S00°05'07"W 1,320.59'

Parcel No. 2701-322-00-101
 2339 H Road
 Audria Herrera
 (Rec. No. 2975972)

40' PETITIONED R.O.W.
 (Road Book 2 Page 26)

30' R.O.W.
 (Rec. No. 1888924)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S89°57'52"E	263.00'
L2	S00°05'07"W	55.00'
L3	N89°57'52"W	206.52'
L4	S00°05'07"W	628.88'
L5	N50°08'15"E	13.04'
L6	N00°05'07"E	620.51'
L7	S89°57'52"E	206.51'
L8	N00°05'07"E	10.00'

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA
C1	27.47'	17.50'	89°57'00"
	CHORD		DIST.
C2	S45°03'37"W		24.74'
	CHORD		DIST.
C2	11.77'	7.50'	89°57'00"
	CHORD		DIST.
C2	N45°03'37"E		10.60'

TOTAL AREA MPE-1
 8,509 ft² / 0.20 Acres

Parcel No. 2701-321-00-081
 2351 H Road
 City of Grand Junction
 (Rec. No. 3070974)

Parcel No. 2701-321-00-082
 2355 H Road
 2355 H Road, LLC
 (Rec. No. 2599428)

Parcel No. 2701-322-00-102
 787 23 1/2 Road
 Christine & Rosendo Peres
 (Rec. No. 2757934)

Parcel No. 2701-321-00-074
 778 23 1/2 Road
 Todd Widegren & Michelle Foote
 (Rec. No. 2585891)

Lot 1 - Pennington Subdivision
 (Rec. No. 1453341)

Southeast Line Parcel
 (Rec. No. 3070974)
 GVDD Easement
 (Rec. No. 143325 & 3098406)

NW1/4 NE1/4

23 1/2

CN1/16 Cor. - Sec. 32, T.1N, R.1W, U.M.

ABBREVIATIONS

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- R.O.W. Right-of-Way
- MPE Multi-Purpose Easement
- GVDD Grand Valley Drainage District
- PL Property Line
- TCE Temporary Construction Easement
- Rec. Reception
- No. Number
- R. Range
- Sec. Section
- T. Township
- U.M. Ute Meridian



Renee B. Parent, CO PLS #38266
 244 North 7th Street
 Grand Junction, CO. 81501

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