

## GRANT OF MULTIPURPOSE EASEMENT

**Inland Truck Parts Company, a Minnesota corporation whose address is 7015 College Blvd., Ste. 650, Overland Park, KS 66211, Grantor**, who is the owner of a parcel of land located at who is the owner of a parcel of land located at 2192 H Road in Grand Junction, CO 81505, as recorded at Reception No. 2874974, 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 8 day of NOVEMBER, 2024.


**Grantor: Inland Truck Parts Company, a Minnesota corporation**

David Schaefer  
David Schaefer, CFO

State of KANSAS )  
County of JOHNSON )ss

The foregoing instrument was acknowledged before me this 8 day of NOVEMBER, 2024, by David Schaefer, CFO for Inland Truck Parts Company, a Minnesota corporation.

Witness my hand and official seal.

 SARA NYAFORH  
NOTARY PUBLIC  
STATE OF KANSAS

Sara Nyaforn  
Notary Public

**RATIFICATION OF GRANT OF MULTIPURPOSE EASEMENT**

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 multipurpose easement by the owner thereof and agrees that its security interest as beneficiary of the security interest for Mountain Valley Bank, which is evidenced by that Deed of Trust dated March 1, 2019, and recorded on March 1, 2019, in the office of the Mesa County Clerk and Recorder, Reception No. 2871549, shall be and is hereby subordinated to this grant of multipurpose easement to the City of Grand Junction.

Mountain Valley Bank

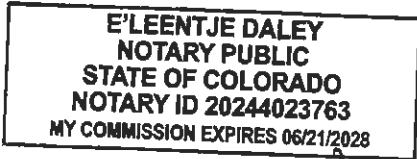
By: *[Signature]*  
Print Name: Madison Keefe

State of Colorado )  
 )  
County of Rowt )

The foregoing instrument was ratified, acknowledged, and consented to subordination of interest, before me this 7 day of November, 2024 by Madison Keefe as officer for Mountain Valley Bank with authority to do so.

Witness my hand and official seal.

*E'Leentje Daley*  
Notary Public



## **EXHIBIT A**

### **MULTI-PURPOSE EASEMENT DESCRIPTION**

A strip of land situated in the southeast 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The north 14 feet of the south 23 feet of Lot 2 of Diesel Services Subdivision as recorded at Reception No. 2468619 of the Mesa County records. Said strip contains 4,340 square feet more or less.

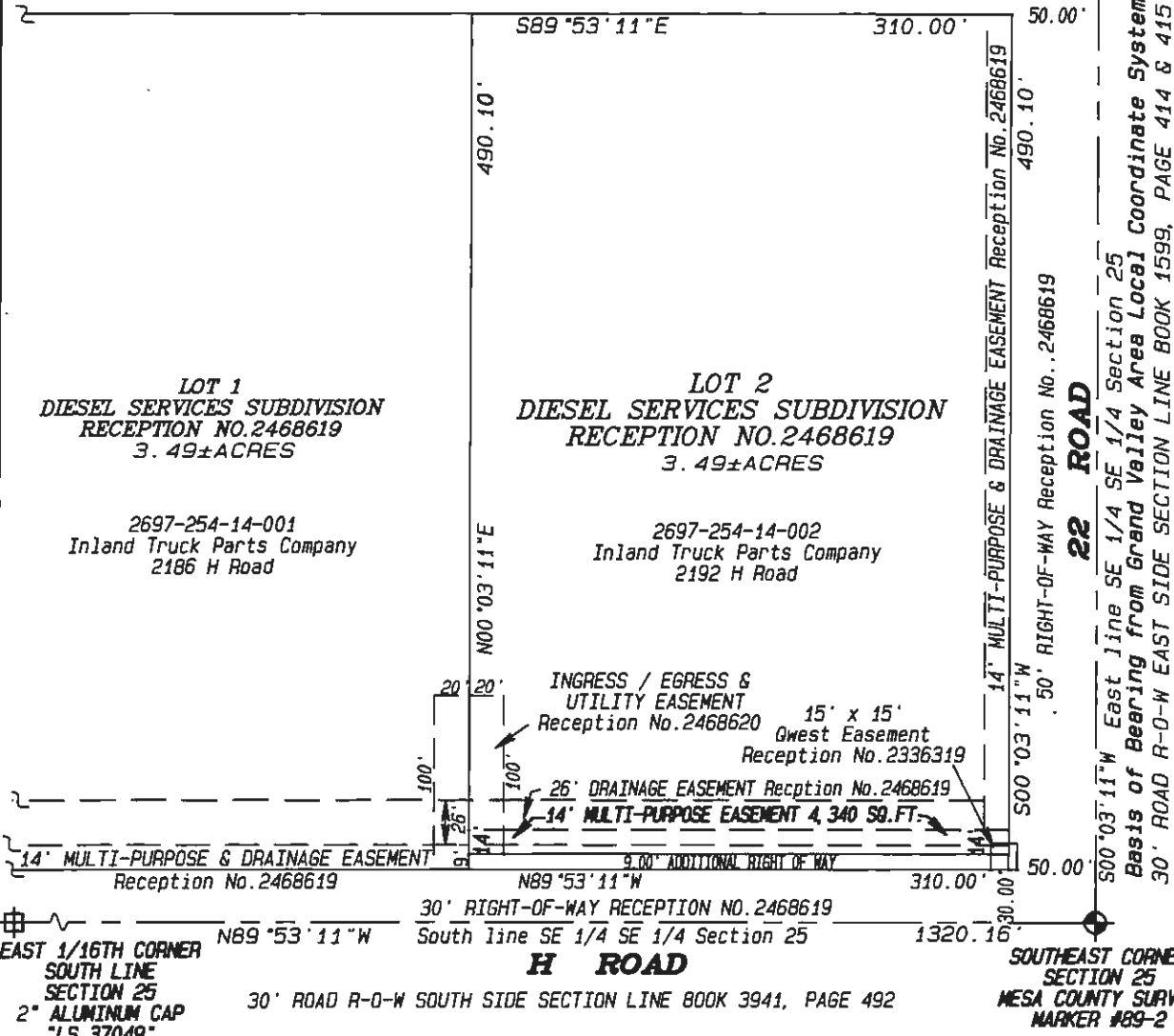
This description written by:  
Steven L. Hagedorn  
Colorado P.L.S. 24306  
118 Ouray Ave.  
Grand Junction, CO 81501  
(970)433-1277

**EXHIBIT B**

**LEGAL SKETCH**

SOUTH 1/16TH CORNER  
EAST LINE  
SECTION 25  
MESA COUNTY SURVEY  
MARKER #667-1

2697-254-00-096  
Larry R. Schmueser II Trust  
811 22 Road



**LEGAL DESCRIPTION SKETCH**

JOB # 2024-39  
14' MULTI-PURPOSE EASEMENT  
2192 H ROAD  
GRAND JUNCTION, COLORADO  
SE 1/4 SE 1/4, Section 25,  
Township 1 North, Range 2 West,  
Ute Meridian  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA  
STATE OF COLORADO

GRAPHIC SCALE 1"=100'  
LINEAR UNITS ARE U.S. SURVEY FEET



ALAN'S LAND SURVEYING  
STEVEN L. HAGEDORN P.L.S.  
118 OURAY AVENUE  
GRAND JUNCTION, CO 81501  
(970) 644-5024