

## GRANT OF MULTI-PURPOSE EASEMENT

**Carnero, LLC**, a Colorado Limited Liability Company, **Grantor**, for and in consideration of the sum of Ten 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. 5<sup>th</sup> Street, Grand Junction, CO 81501, a Perpetual Multi-Purpose Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public utilities permitted therein by Grantee, to include 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, grade structures, public sidewalks and trails, on, along, over, under, through and across the following described parcel of land, to wit:

See **Exhibit "A" and Exhibit "B"** attached hereto and incorporated herein by reference for the legal descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-033-07-043


TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees 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 limited 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted. Grantor shall not install within the Easement, or permit the installation within the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other groundcover, without the prior written consent of Grantee. In the event such obstacles are installed in the Easement, Grantee has the right to require Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the obstacles, Grantee shall not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that Grantor has good title to the herein described premises; that Grantor has good and lawful right to grant this Easement; that Grantor shall warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 2<sup>nd</sup> day of July, 2024.

**Carnero, LLC, a Colorado limited liability company**

By:   
Nathan Williams, Manager

State of Colorado            )  
                                          )ss  
County of Mesa             )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2024 by **Nathan Williams** as **Manager** of Carnero, LLC, a Colorado limited liability company.

Witness my hand and official seal.

  
Notary Public



**LEGAL DESCRIPTION**  
**2945-033-07-043**  
**MULTI-PURPOSE EASEMENT NO. MPE-34**

A parcel of land being a portion of the land as described in Reception Number 3086334 lying in the SW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 3, and assuming the West line of said SW1/4 SW1/4 bears S00°02'40"W, with all other bearings contained herein being relative thereto; thence S00°02'40"W, along said West line, a distance of 717.28 feet; thence, leaving said West line, S89°57'20"W, a distance of 57.50 feet to the Point of Beginning;

thence S89°57'20"E, a distance of 14.00 feet; thence S00°02'40"W, a distance of 170.65 feet; thence along the arc of a 175.00 foot radius curve to the right for a distance of 32.45 feet, with chord which bears S05°21'24"W, a distance of 32.40 feet, and an interior angle of 10°37'28"; thence S00°02'40"W, a distance of 49.90 feet to a point on the South line of the property described in Reception Number 3086334; thence, along said South line of the property, N89°57'20"W, a distance of 14.00 feet; thence, leaving said South line of the property, N00°02'40"E, a distance of 51.23 feet; thence along the arc of a 161.00 foot radius non-tangent curve to the left for a distance of 31.13 feet, with chord which bears N05°35'01"E, a distance of 31.08 feet, and an interior angle of 11°04'41"; thence N00°02'40"E, a distance of 160.25 feet to the Point of Beginning.

Said Parcel of land CONTAINING 3,089 Square Feet or 0.07 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075  
 Rolland Consulting Engineers  
 405 Ridges Blvd. Suite A  
 Grand Junction, CO 81507



DRAWN BY: CLB  
 DATE: 03-2024  
 REVIEWED BY: JLG  
 APPROVED BY: BH  
 SCALE: \_\_\_\_\_

Portion of 2945-033-07-043  
 Located in a part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>  
 Section 3, T.1S, R.1W  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



**PUBLIC WORKS  
 ENGINEERING DIVISION**  
 PROJECT NO. 207-F210306

ABBREVIATIONS			
P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

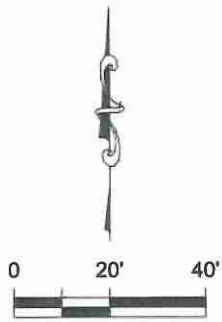
The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or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





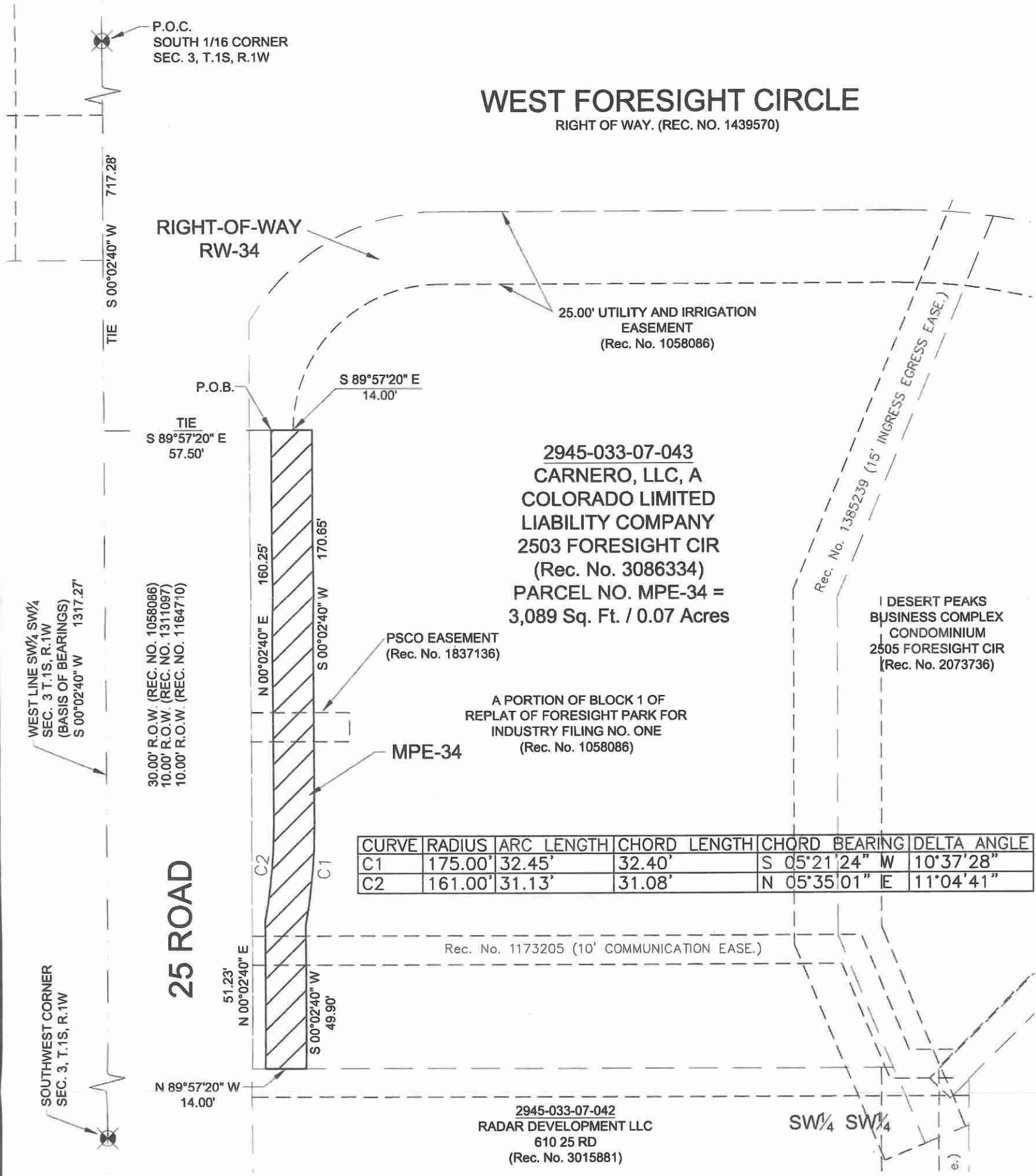
Jodie L. Green, C.S.P.L.S. #38075  
 405 Ridges Blvd. Suite A  
 Grand Junction, CO. 81507

**2945-033-07-043**  
**MULTI-PURPOSE EASEMENT**  
**PARCEL NO. MPE-34**



SCALE: 1" = 40'  
 LINEAL UNITS = U.S. SURVEY FOOT

**WEST FORESIGHT CIRCLE**  
 RIGHT OF WAY. (REC. NO. 1439570)



DRAWN BY: CLB  
 DATE: 07-2022  
 REVIEWED BY: JLG  
 APPROVED BY: BH  
 SCALE: 1" = 40'

Portion of 2945-033-07-043  
 Located in a part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>  
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 Ute Meridian, City of Grand Junction  
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