

## GRANT OF MULTI-PURPOSE EASEMENT

**Gabriel Gutierrez and Maria O. Gutierrez, 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, and grade structures, 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 description and graphic illustration of the Multi-Purpose Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2945-044-00-077

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 22 day of July, 2024.

**Grantor:**

*Gabriel Gutierrez*  
Gabriel Gutierrez

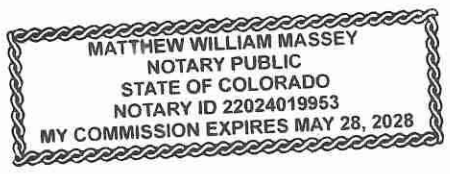
*Maria O Gutierrez*  
Maria O. Gutierrez

State of Colorado            )  
  ) ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 22nd day of July, 2024, by Gabriel Gutierrez and Maria O. Gutierrez.

Witness my hand and official seal.

My Commission Expires: May 28, 2028



Matthew William Massey  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION

2945-044-00-077

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-26

A parcel of land being a portion of the land as described in Reception Number 2174744 lying in the SE1/4 SE1/4 of Section 4, 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 4, and assuming the East line of said SE1/4 SE1/4 bears S00°02'40"W, with all other bearings contained herein being relative thereto; thence S00°02'40"W, along said East line, a distance of 25.00 feet to the Northeast corner of said property; thence, leaving said East line and along North line of property described in Reception Number 2174744, S89°51'50"W, a distance of 72.42 feet to the Point of Beginning;

thence, leaving said North line of property, along the arc of a 9.00 foot radius non-tangent curve to the right for a distance of 13.20 feet, with chord which bears S48°06'34"E, a distance of 12.06 feet, and an interior angle of 84°03'13"; thence along the arc of a 10.00 foot radius curve to the left for a distance of 13.65 feet, with chord which bears S45°11'40"E, a distance of 12.62 feet, and an interior angle of 78°13'25"; thence along the arc of a 29.00 foot radius non-tangent curve to the left for a distance of 11.71 feet, with chord which bears S13°23'58"E, a distance of 11.63 feet, and an interior angle of 23°07'40"; thence along the arc of a 19.00 foot radius curve to the right for a distance of 8.29 feet, with chord which bears S 12°27'34" E, a distance of 8.23 feet, and an interior angle of 25°00'28"; thence S00°02'40"W, a distance of 103.36 feet; thence, along the South line of property described in Reception Number 2174744, S89°52'10"W, a distance of 10.00 feet; thence, leaving said South line, N00°02'40"E, a distance of 45.70 feet; thence S89°57'20"W, a distance of 4.00 feet; thence N00°02'40"E, a distance of 57.70 feet; thence along the arc of a 5.00 foot radius curve to the left for a distance of 2.18 feet, with chord which bears N12°27'34"W, a distance of 2.17 feet, and an interior angle of 25°00'28"; thence along the arc of a 43.00 foot radius curve to the right for a distance of 7.90 feet, with chord which bears N19°41'56"W, a distance of 7.89 feet, and an interior angle of 10°31'44"; thence along the arc of a 24.00 foot radius non-tangent curve to the right for a distance of 16.05 feet, with chord which bears N36°10'35"W, a distance of 15.76 feet, and an interior angle of 38°19'23"; thence S89°51'50"W, a distance of 319.34 feet; thence, along the West line of property described in Reception Number 2174744, N00°02'36"E, a distance of 14.00 feet; thence, leaving said West line along said North line of property, N89°51'50"E, a distance of 323.37 feet to the Point of Beginning.

Said Parcel of land CONTAINING 6,276 Square Feet or 0.14 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



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#### 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.

DRAWN BY:	CLB
DATE:	06-2023
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

Portion of 2945-044-00-077  
 Located in a part of the SE1/4 SE1/4  
 Section 4, T.1S, R.1W  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado

**CITY OF Grand Junction**  
 COLORADO

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

# EXHIBIT B

2945-044-00-077

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-26

SCALE: 1" = 50'  
LINEAL UNITS = U.S. SURVEY FOOT

Jodie L. Grein, CO PLS #38075  
405 Ridges Blvd, Suite A  
Grand Junction, CO. 81507

2945-044-00-042  
AL MURRY  
2494 F 1/4 RD  
(Rec. No. 2745523)

2945-044-00-043  
JAMES E. SANVILLE & VIRGINIA RUSY  
625 25 RD  
(Rec. No. 2985710)

2945-033-16-008  
STATE OF COLORADO ACTING BY &  
THROUGH THE TRUSTEES FOR  
COLORADO MESA UNIVERSITY FOR  
THE USE & BENEFIT OF COLO MESA  
UNIVERSITY  
2510 FORESIGHT CIR  
(Rec. No. 2635518)

F 1/4 ROAD

2945-044-00-078  
ANTHONY PROPERTIES  
REALTY INC  
2491 F 1/4 RD  
(Rec. No. 3032500)

2945-044-00-077  
GABRIEL & MARIA O. GUTIERREZ  
623 25 RD  
(Rec. No. 2174744)  
PARCEL NO. MPE-26 = 6,276 Sq Ft / 0.14 Acres

LINE	BEARING	DISTANCE
L1	N 00°02'40" E	45.70'
L2	N 89°57'20" W	4.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9.00'	13.20'	12.06'	S 48°06'34" E	84°03'13"
C2	10.00'	13.65'	12.62'	S 45°11'40" E	78°13'25"
C3	29.00'	11.71'	11.63'	S 13°23'58" E	23°07'40"
C4	19.00'	8.29'	8.23'	S 12°27'34" E	25°00'28"
C5	5.00'	2.18'	2.17'	N 12°27'34" W	25°00'28"
C6	43.00'	7.90'	7.89'	N 19°41'56" W	10°31'44"
C7	24.00'	16.05'	15.76'	N 36°10'35" W	38°19'23"

S 89°52'10" W  
10.00'

EAST LINE SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
SEC. 4, T.1S, R.1W  
(BASIS OF BEARINGS)  
S 00°02'40" W 1317.27'

SOUTHEAST CORNER  
SEC. 4, T.1S, R.1W

25 ROAD

POINT OF COMMENCEMENT  
SOUTH 1/16 CORNER  
SEC. 4, T.1S, R.1W

2945-033-07-030  
BRESNAN  
COMMUNICATIONS LLC  
2502 FORESIGHT CIR  
(Rec. No. 2114394)

Rec. No. 1331625  
(16' PSCO Easement)

Rec. No. 1817518  
(18' PSCO Easement)

**ABBREVIATIONS**

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SCALE: 1" = 50'

Portion of 2945-044-00-077  
Located in a part of the SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO 207-F210306