

## GRANT OF MULTI-PURPOSE EASEMENT

**Buena Vida HQ, LLC, a Colorado Limited Liability Company, Grantor**, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), 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:

Containing 3,097 square feet or .071 Acres, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

Part of Mesa County Assessor Parcel No.: 2945-221-21-003

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.

The easement shall be for the use and benefit of Grantee, its members, employees, agents and contractors or any of its successors in title or interest.

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.

(INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW)

Executed and delivered this 7<sup>th</sup> day of December, 2023.

**GRANTOR:**

Buena Vida HQ, LLC

By: Jennifer R. Taylor  
Jennifer R. Taylor

Title: Member

State of Colorado )  
 ) ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 7 day of December, 2023, by Jennifer R. Taylor as Member of Buena Vida HQ, LLC.

Witness my hand and official seal.

My Commission Expires: July 23, 2024

Hanna M Costanzo  
Notary Public

HANNA M COSTANZO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124044930  
MY COMMISSION EXPIRES JULY 23, 2024



EXHIBIT A - Page 1 of 2  
Multipurpose Easement (M.P.E.) Parcel

A Parcel of land being a 14 foot wide Multipurpose Easement and being a portion of LOT 16, RIVERFRONT AT DOS RIOS FILING ONE located in Government Lot 1, Section 22, Township 1 South, Range 1 West of the Ute Meridian, as same is recorded at Reception Number 2880032, Public Records of Mesa County, Colorado being more particularly described as follows.

Commencing at the northeast corner of said Lot 16 whence the Northwest (NW) corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  (NE $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of said Section 22 bears N83°03'42"E 263.50 feet distant; thence S37°10'15"E along the easterly line of said LOT 16 a distance of 22.60 feet to the southeast corner of a Right of Way parcel and being the Point of Beginning; thence S37°10'15"E along the easterly line of said LOT 16 a distance of 17.58 feet; thence N89°57'47"W a distance of 229.75 feet to a point on the westerly boundary of said LOT 16; thence along a non-tangent curve to the right being a portion of said westerly boundary of said LOT 16 a distance of 15.89 feet, said curve having a radius of 50.00 feet, a central angle of 18°12'24" and a chord which bears N27°48'07"E 15.82 feet distant, to the SW corner of a Right of Way parcel; thence S89°57'47"E along the south line of said Right of Way parcel a distance of 211.75 feet to the Point of Beginning;

CONTAINING 3097 Square Feet or 0.071 Acres, more or less, as described.

The basis of bearings is the North Line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Sec. 22, T. 1S., R. 1W.; Ute Meridian, S89°56'44"E, Mesa County Local Coordinate System, as shown on Reception Number 2942736.

Authored by: Renee B. Parent, CO LS38266  
City Surveyor  
City of Grand Junction



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and 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.

250 N. 5th Street  
Grand Junction, CO 81501

DRAWN BY: R.B.P.  
DATE: 2-05-2021  
SCALE: 1" = 40'  
APPR. BY: B.H. & M.G.

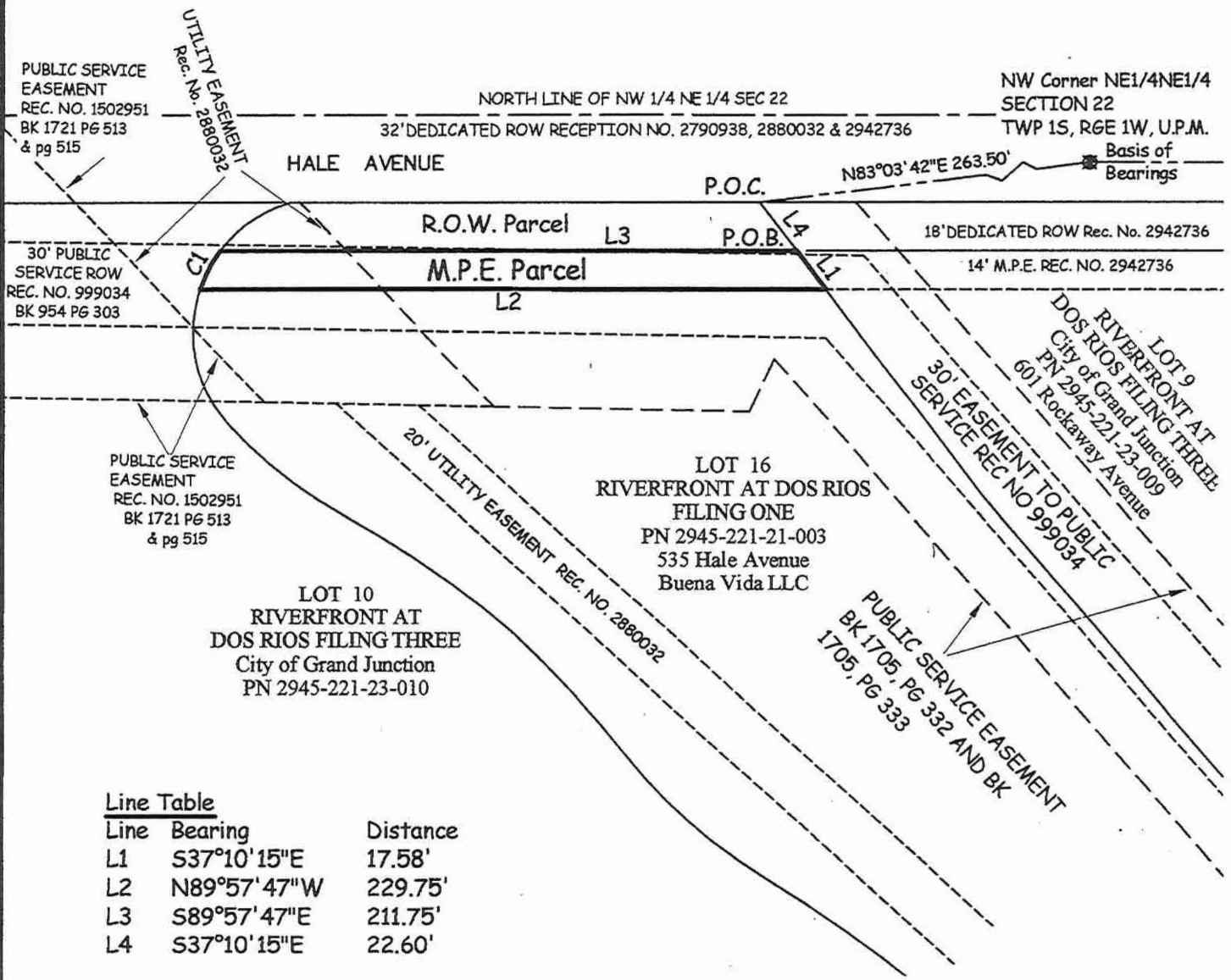
Located in Government Lot 1, Sec. 22  
(a portion of the NE  $\frac{1}{4}$  of Section 22)  
Township 1 South, Range 1 West  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO



# EXHIBIT A - Page 2 of 2

Multipurpose Easement (M.P.E.) Parcel  
Portion of LOT 16, RIVERFRONT AT DOS RIOS FILING ONE  
Area: 3097 Square Feet, 0.071 Acres

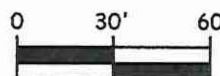


## ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
SEC. SECTION  
T. TOWNSHIP  
R. RANGE  
Rec. Reception  
No. Number  
U.E. Utility Easement  
M.P.E. Multipurpose Easement  
BK Book  
PG Page  
PN Parcel Number

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The basis of bearings is the North Line of the NE 1/4 NE 1/4 of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.



1 inch = 60 ft.

Lineal Units = U.S. Survey Foot



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