

GRANT OF MULTIPURPOSE EASEMENT

Jennifer Draper, Grantor, whose mailing address is 3124 E Road, Grand Junction, CO 81504, owner of a parcel of land located at 3124 E Road, Grand Junction, CO 81504, as recorded at Reception No. 2872127, Public records of Mesa County, Colorado, for and in consideration of the sum of Two Thousand Seven Hundred Eighty and 38/100 Dollars (\$2,780.38) 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 the following described parcel of land, to wit:

A parcel of land for a multipurpose easement situated in the southwest quarter of the southwest quarter of Section 10, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

The north 14 feet of the south 44 feet of that parcel described at Reception Number 1229204, Book 1266 at Page 603 as recorded in records of the Mesa County Clerk and Recorder.

Said parcel of land containing 1711 square feet or 0.039 acres, more or less, as described herein and depicted on **Exhibit A** attached hereto and incorporated herein by 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 she has good title to the herein described premises; that she has good and lawful right to grant this Easement; that she will warrant and forever


SHEET 1 OF 3

Description written by: Alec Thomas, PLS#38274, 744 Horizon Ct. Suite 110, Grand Junction, CO 81506

defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

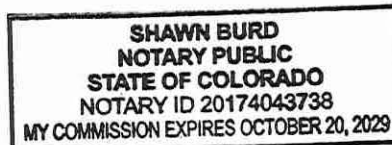
Executed and delivered this 15 day of October 2025.

GRANTOR:



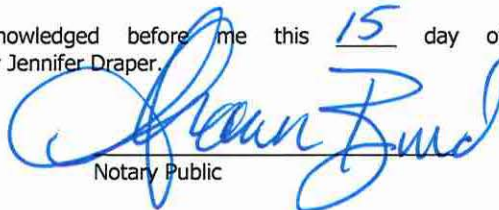
Jennifer Draper

State of Colorado)
)ss
County of Mesa)



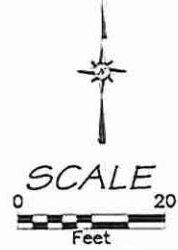
The foregoing instrument was acknowledged before me this 15 day of October 2025 by Jennifer Draper.

Witness my hand and official seal.



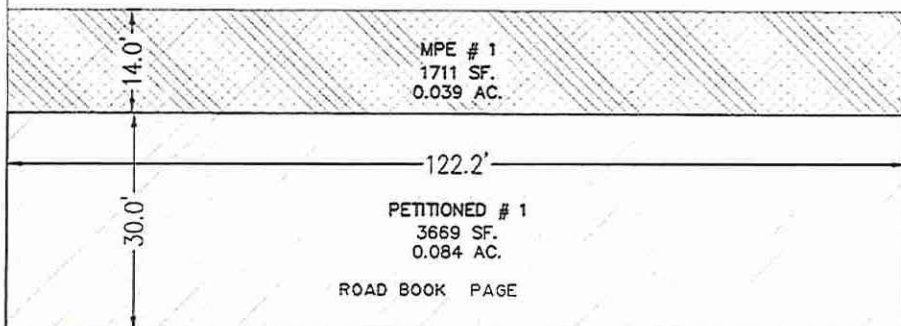
Notary Public

EXHIBIT "A"
PARCEL NO 2943-103-00-053
JENNIFER DRAPER
T.I.S., R.IW. UTE MER.




NOTICE:
All boundary lines shown hereon were provided to River City Consultants by the County of Mesa. This exhibit set does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect quality of title to those properties affected hereon were Provided by Mesa County, other documents may exist which would affect those properties shown hereon. Certain dimensions are included on this exhibit as required by Mesa County as conditions for approval of this document.

Parcel Number:2943-103-00-053
Location:3/24 E RD
Mailing Address:3/24 E RD
GRAND JUNCTION, CO 81504-6148
Owner:JENNIFER DRAPER



1184.87'
NW CORNER SECTION 15
BASIS OF BEARING: S89° 50' 45"E
E ROAD
NE CORNER NW/4 NW/4 SECTION 15



PROJECT E ROAD IMPROVEMENT
 **RIVER CITY**
CONSULTANTS
PROJECT NO. 0171-071
DRAWN: AKT CHECKED: TPJ DATE: 08/12/2019