

UTILITY EASEMENT

THIS EASEMENT made this 16 day of March, 2024 by and between **Jeffrey P. Allen & Laurie A. Allen, Grantors**, who are the owners of a parcel of land located at 4040 Reeder Mesa Road, Whitewater, Colorado 81527 as recorded at Reception No. 3077820, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$10.00) the receipt and sufficiency of which is hereby acknowledged grants and conveys to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, a perpetual, nonexclusive easement (the "Easement") legally described as follows:

See **Exhibit "A"**, legally describing, and **Exhibit "B"**, graphically depicting the Easement, attached hereto and incorporated herein by reference.

This Easement shall be on, along, over, under, through and across the above-described property and carry with it the right of ingress and egress to and from for access on and along said Easement, with the right to construct, install, inspect, monitor, maintain, repair, substitute, change the size of, replace, remove, enlarge, and operate one or more water pipelines and all underground and surface appurtenances, collectively "**Facilities**." By way of example and not by way of limitation, the parties intend to include (i) mains and conduits within the term "**pipeline(s)**," and (ii) valves, vaults, manholes, hydrants, electric or other related control systems, underground cables, wires, connections, ventilators, and the like within the term "**appurtenance(s)**."

The Grantee shall have the right of subjacent and lateral support to whatever extent is necessary or desirable for the full, complete and undisturbed enjoyment of the rights described in this document. The Grantor shall take no action that would impair the earth cover over, or the lateral or subjacent support for, any of the Facilities within the Easement.

The consideration is acknowledged by the Grantor as full consideration for the Easement and also for damages to the lands of the Grantor by the initial installation of the Facilities. The Grantor reserves the right to use and occupy the area of the Easement for any purpose which does not interfere with the rights and privileges granted and which will not interfere with or endanger any of the Facilities therein or use thereof.

Without limiting the foregoing, Grantor shall not (a) place any permanent obstructions within the area of the Easement which could hinder, conflict, or interfere with the normal operation, repair and maintenance of the Facilities; (b) construct nor permit to be constructed any buildings or structures; (c) install any retaining walls, overhangs or aerial encroachments, street lights, power poles, yard lights, mail boxes, signs, or trash receptacles; (e) plant any trees shrubs or woody plants, or construct any other improvements in, over, on, or across the area of the Easement without the prior written approval of Grantee. Grantor shall not change the grade which increases or decreases the depth of the Facilities below the surface, remove dirt from the surface of the easement, or impound water over the easement without the prior written approval of Grantee. Fencing within the Easement shall be prohibited, except for barbed, smooth or woven wire fences with metal or wooden posts penetrating no more than 24 inches into the surface.

The Grantee, at all times, shall have the right of ingress and egress by a reasonable route to the Easement and upon the same for the purposes hereof, which shall include surveying, inspection and testing.

The Easement shall carry with it the full right and authority to remove any obstruction, restore the surface grade if disturbed to maintain minimum and maximum cover, and cut, remove, trim or otherwise control all trees and landscaping, brush and other growth on the Easement that in Grantee's sole judgment may interfere with Grantee's use of the Easement or rights under this Deed without further recompense to Grantor.

The Grantee shall construct its Facilities in accordance with proper engineering practice; below the surface of and shall backfill excavations made by it or for it in the Easement area. Grantee shall reasonably restore the surface of the Easement to its original condition, except as permanently modified to accommodate the Facilities and less any trees shrubs or other improvements removed by Grantee to accommodate construction and maintenance of the Facilities.

The Grantor agrees that all Facilities constructed in the Easement shall be constructed and maintained at the Grantee's expense and shall remain the property of the Grantee removable or replaceable at the option of the Grantee. The Grantee shall have a dominant right of occupancy of the Easement for the exercise of the Grantee's functions, and the exercise of any rights in the Easement other than those retained by the Grantor shall be within the discretion of the Grantee.

Other public utilities such as sanitary sewer, storm sewer, gas, electric, and cable lines may be installed in the Easement, with prior consent of Grantee, provided they do not interfere with the Grantee's rights and as long as the utilities are crossing the pipeline(s) at right angles, or at substantially right angles. Any gas, electric, or cable line that crosses the pipeline(s) and is not metallic or concrete shall be encased within steel conduit and/or concrete ducts. Any and all utilities that parallel the Facilities shall not be permitted within 10 feet of the Facilities without prior express and written permission of the Grantee.

JUSTINA LOUISE THOMPSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194048154
MY COMMISSION EXPIRES DECEMBER 31, 2027

2969-213-00-131
UTILITY EASEMENT (UE-122)
Page 1 of 2 EXHIBIT A

LEGAL DESCRIPTION:

A utility easement located within the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 21, Township 2 South, Range 2 East, of the Ute Principal Meridian, Mesa County, State of Colorado, being forty feet (40') in width, lying twenty feet (20') on each side of the following described centerline:

Commencing at the Southwest One Sixteenth (SW 1/16) Corner of said Section 21 (3.25" Aluminum Cap on a No.5 Rebar); thence South 89°01'34" West along the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) a distance of 179.63 feet to the point of beginning;

thence, North 55°00'02" West a distance of 772.14 feet;
thence, North 51°21'17" West a distance of 100.00 feet;
thence, North 48°19'56" West a distance of 99.99 feet;
thence, North 46°24'01" West a distance of 488.99 feet to a point on the West line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 21, from which the South Sixteenth (S1/16) corner of said section (2.5" Aluminum Cap on a No. 5 rebar) bears South 00°18'50" East a distance of 928.31 feet.

Edge of Right-of-Way is shortened or elongated to begin on the South line and end on the West line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 21.

Said centerline is 1,461.12 feet in length containing 58,445 Square Feet or 1.34 Acres, more or less as described.

The Basis of Bearing is South 89°01'34" West, from the Southwest One Sixteenth (SW 1/16) corner of Section 21 to the South Sixteenth (S1/16) corner of Sections 20 and 21.

SURVEYOR'S CERTIFICATE:

I, William H. Dolinar, A Registered Land Surveyor, CO. PLS No. 38070, do hereby certify that the sketch shown hereon was made by me, or under my direction, from notes made in the field, and the same is true and correct to the best of my knowledge and belief. The field survey was performed between the 3rd day of March and the 28th day of September, 2023.

NOTES:

- Easements shown hereon are based on Title Commitment received from Colorado Title & Closing Services, LLC order number MS22301756.
- This survey does not constitute a title search by William H. Smith and Assoc. Inc to determine ownership or easements of record.
- The Electric easement in Book 797, Page 488 is blanket in nature.
- Bearings are based on Grid North of the Mesa County Local Coordinate System in the GVA Zone, locally determined by GNSS observations on MCGVA Control Points.
- Existing Utilities shown are based on surveyed positions from above ground features, OneCall International and City of Grand Junction utility locating personnel. Actual location may vary and additional utilities may be present. Prior to any excavation and construction, personnel shall verify exact location and elevation of all existing utilities in area of work.
- In accordance with Colorado State Law, any legal action based upon any defect in this survey plat must commence within three years after first discovery of such defect. In no event may any action based upon any defect in this survey plat be commenced more than ten (10) years from the date of certification shown hereon.
- Road Right-of-Way shown hereon was established by the current centerline of Reeder Mesa Road.
- Pipeline easement shown hereon overlaps existing Reeder Mesa Road Right-of-Way which has senior rights.



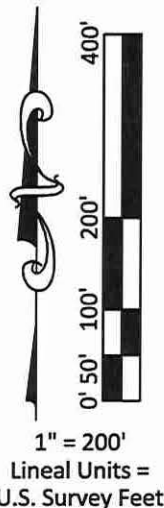
2969-213-00-131
NW1/4 SW1/4 of Section 21, T2S, R2E,
Ute Principal Meridian
Mesa County, Colorado

WHS
ENGINEERING > SURVEYING > PLANNING
1515 9TH STREET, STE A, ROCK SPRINGS, WY 82901
307.362.6065 | 866.938.3088 | www.wsmithpc.com

| | |
|-----------------|-----------------|
| Drawn By: JMA | Checked By: RAW |
| Project No: N/A | Job No: 22047 |
| Scale: N/A | Exhibit "A" |
| Date: 1/24/2024 | Page 1 of 2 |

REVISIONS:

2969-213-00-131
UTILITY EASEMENT (UE-122)
Page 2 of 2 EXHIBIT B



W1/4 Section 21
Found 2.5" Aluminum Cap
on 2" Pipe
"MCSM 1088"

Tie - N 00°18'50" W
392.27'

NW1/4 SW1/4
T2S R2E
21

2969-213-00-131
4040 Reeder Mesa Road
Allen, Jeffrey P & Laurie A
Reception 3077820
A Portion of Section 21, T2S, R2E,
Ute Principal Meridian
58,445 Sq. Ft. 1.34 Acres

40' Utility Easement
Book 2128, Page 548 & 551

P.O.E

10' Electric Easement
Reception #2924356

Transcolorado Gas Easement
Book 2450, Page 570

10' Utility Easement
Book 1041, page 79

ROW by Petition
60' Easement for
Reeder Mesa Road
(Road Book 2, Page 132)

Apparent Electrical Easement
Reception No. 2924356

South Line NW1/4 SW1/4 (1134.49')

(Basis of Bearing) South 89°01'34" West 1314.12'

West Line NW1/4 SW1/4
S 00°18'50" E 928.31'
(1320.58')

S1/16 Section 20/21
Found 2.5" Aluminum Cap
on 2" Pipe
"MCSM 1089"

P.O.B

Tie - S 89°01'34" W
179.63'

P.O.C

SW1/16 Section 21
Found 3.25" Aluminum Cap
on #5 Rebar
"DH Surveys Inc, 1998, LS20677"

LEGEND

- Found Monument
- Property Corner
- Easement Point Of Intersection
- Proposed Centerline of 40' Utility Easement
- Proposed 40' Utility Easement Edge
- Proposed 40' Utility Easement
- Property Boundary
- Existing Easement

ABBREVIATIONS

- P.O.C. Point Of Commencement
- P.O.B. Point Of Beginning
- P.O.E. Point Of Ending
- Sq. Ft. Square Foot
- ROW Right-of-Way

| Line | Bearing | Distance |
|------|---------------|----------|
| L9 | N 55°00'02" W | 772.14' |
| L10 | N 51°21'17" W | 100.00' |
| L11 | N 48°19'56" W | 99.99' |
| L12 | N 46°24'01" W | 488.99' |

2969-213-00-131
NW1/4 SW1/4 of Section 21, T2S, R2E,
Ute Principal Meridian
Mesa County, Colorado



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| | |
|-----------------|-----------------|
| Drawn By: JMA | Checked By: RAW |
| Project No: N/A | Job No: 22047 |
| Scale: 1"= 200' | Exhibit "A" |
| Date: 1/24/2024 | Page 2 of 2 |

REVISIONS: