

## GRANT OF MULTIPURPOSE EASEMENT

The **City of Grand Junction**, a Colorado home rule municipality, and **County of Mesa**, a political subdivision of the State of Colorado, **Grantors**, owners of a parcel of land located at 2145 River Road, Grand Junction, CO 81501, as recorded in the Mesa County Clerk and Recorder's records at Reception #1139193, for and in consideration of the sum of Ten and 00/100 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 do 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:

Multi-Purpose Easement: A 14.00-foot Multi-Purpose Easement, being a portion of the property as described at reception number 1139193, also known as 2145 River Road, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The Southwest 14.00 feet of the northeast 74.00 feet of the property described at reception number 1139193 running parallel to the southerly right-of-way line of the Southern Pacific Railroad.

Containing approximately 0.58 Acres.

See Exhibit A attached hereto and incorporated herein by reference for the graphic illustration of the Multipurpose Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2697-363-00-094

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. Grantors reserve 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.

Grantors hereby covenant with Grantee they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 22nd day of October 2025.

Grantors:

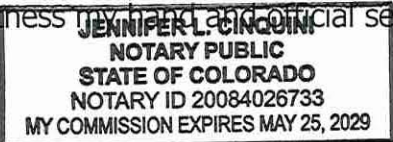
**Mesa County**

By:   
Shawn Burd,  
Mesa County Commissioner to Convey Real Estate  
and Right of Way Agent

State of Colorado                    )  
  )ss  
County of Mesa                    )

The foregoing instrument was acknowledged before me this 22 day of October 2025 by Shawn Burd, Mesa County Commissioner to Convey Real Estate and Right of Way Agent for Mesa County.

Witness my hand and official seal.



  
Notary Public

**City of Grand Junction**

By:   
Michael Bennett, City Manager

State of Colorado                    )  
  )ss  
County of Mesa                    )

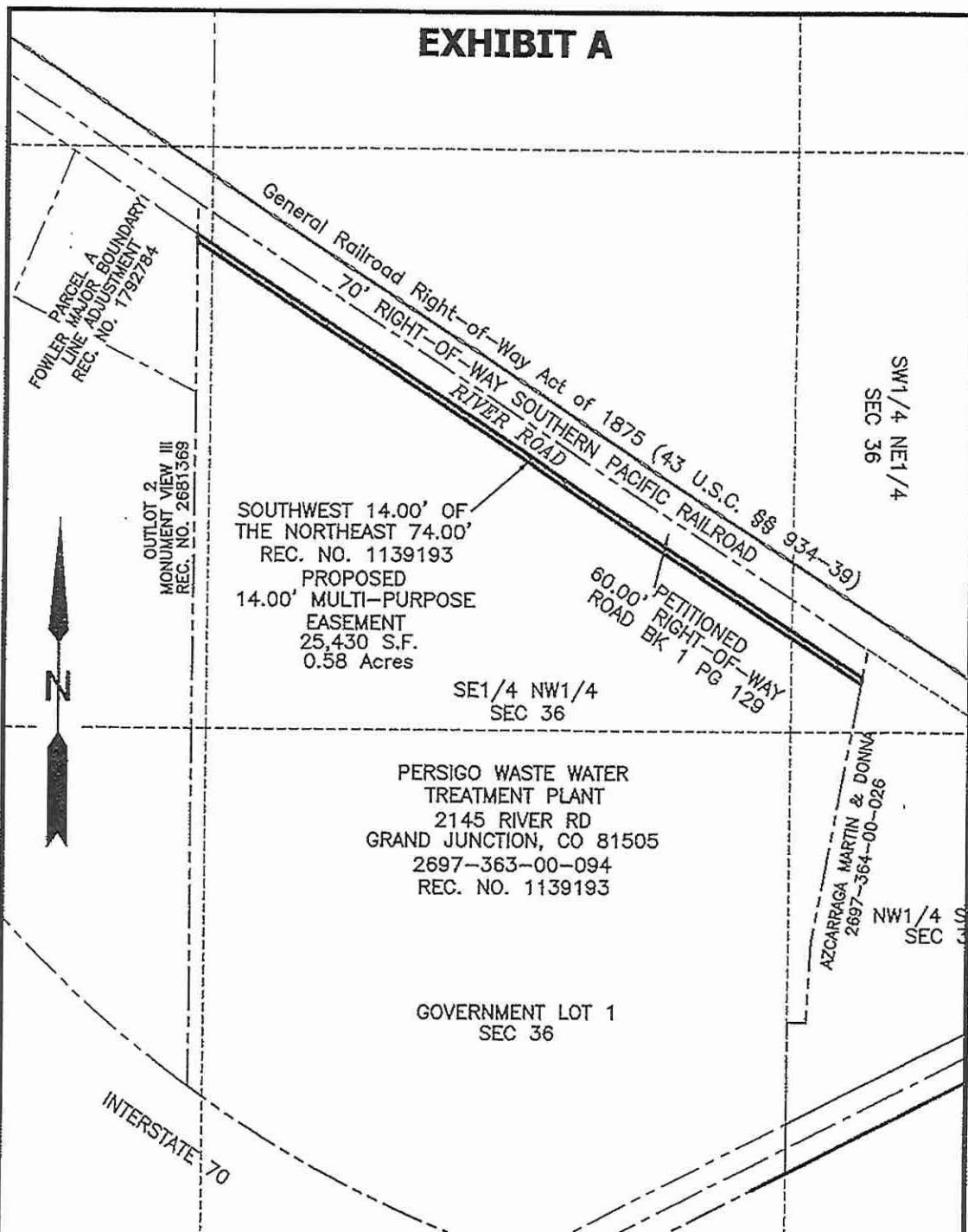
The foregoing instrument was acknowledged before me this 22 day of October 2025 by Michael Bennett, City Manager for the City of Grand Junction.

Witness my hand and official seal.

  
Notary Public



# EXHIBIT A



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. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



NOT A SURVEY PLAT

**COLORADO LICENSED**  
**JODIE L. GREIN**  
**12-12-23**  
**38075**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**

Jodie L. Grein  
 Registered Professional Land Surveyor  
 P.L.S. No. 38075

		<b>EXHIBIT EASEMENT</b>	
435 Ridger Blvd Suite A Grand Junction, CO 81507 Voice: (970) 243-5500 Fax: (970) 243-1223 www.rceg.com			
IN THE SE1/4, NW1/4, and the SW1/4 NE1/4 SECTION 36, T1N, R2W UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	Drawn JLG Checked JLG File Name: C:\C3442\C3442 Right-of-Way.dwg	Date 12/6/23	Sheet 1 of 1