

## LANDSCAPE EASEMENT

2488 Commerce Blvd.  
GRAND JUNCTION, CO 81505

**Mike D. Goodknight and Nicole Goodknight, Grantor(s)**, 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 Landscape Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public permitted therein by Grantee, to include the installation, maintenance and repair of appurtenances, which may include but are not limited to, irrigation systems, 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 Landscape Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2945-091-00-083

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.

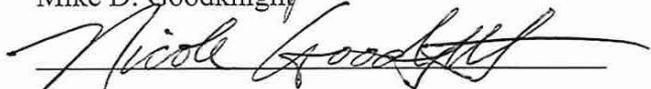
The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor(s) reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted. Grantor(s) 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(s) to remove such obstacles from the Easement. If Grantor(s) does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor(s), Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor(s) 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(s) hereby covenants with Grantee that Grantor(s) has good title to the herein described premises; that Grantor(s) has good and lawful right to grant this Easement; that Grantor(s) 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 21 day of January, 2026.

  
\_\_\_\_\_

Mike D. Goodknight

  
\_\_\_\_\_

Nicole Goodknight

State of Colorado )

) ss.

County of Mesa )

The foregoing instrument was acknowledged before me this 21 day of January, 2026, by Mike Goodknight & Nicole Goodknight.

Witness my hand and official seal.

My Commission Expires: July 23, 2028

HANNA M COSTANZO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124044930  
MY COMMISSION EXPIRES JULY 23, 2028

  
\_\_\_\_\_  
Notary Public

# EXHIBIT A

## PARCEL 2945-091-00-083 LANDSCAPE EASEMENT (LE-9) TO THE CITY OF GRAND JUNCTION

### LEGAL DESCRIPTION

A variable width landscape easement being a portion of land as described in Reception Number 2958577 located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 9, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the East Sixteen corner (E1/16) on the north line of said Section 9, whence the Northeast corner (NE) of said Section 9 bears N89°50'55"E, a distance of 1,319.56 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Commencement S84°07'39"E, a distance of 600.33 feet to a point on the West line of said Reception Number 2958577, the South line of land as described in Reception Number 3963 and the Point of Beginning;

thence N89°50'55"E, a distance of 138.88 feet along said South line to a point the East line of said land described in Reception Number 2958577; thence S00°01'25"W, a distance of 14.24 feet along said East line to a point on the existing chain link fence line; thence the following four (4) courses along said chain link fence;

- 1) S89°09'37"W, a distance of 0.86 feet
- 2) N89°51'15"W, a distance of 66.21 feet
- 3) S89°43'28"W, a distance of 26.97 feet
- 4) N89°29'56"W, a distance of 44.84 feet to a point on the West line of land as described in Reception Number 2958577;

thence N00°01'25"E, a distance of 13.45 feet along said West line to the Point of Beginning.

Said landscape easement CONTAINING 1,935 Square Feet or 0.044 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266  
City Surveyor - City of Grand Junction  
244 North 7th Street  
Grand Junction, CO 81501



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, and is not intended to be used as a means for establishing or verifying property boundary lines.

Located in the NE1/4 of the NE1/4  
Section 9, T1S, R1W, Ute Meridian,  
City of Grand Junction  
County of Mesa, State of Colorado

DRAWN BY: NCW  
DATE: 09/22/25  
REVIEWED BY: RBP  
APPROVED BY: KH  
SCALE: \_\_\_\_\_

**Grand Junction**  
COLORADO  
Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, Co. 81501

# EXHIBIT B

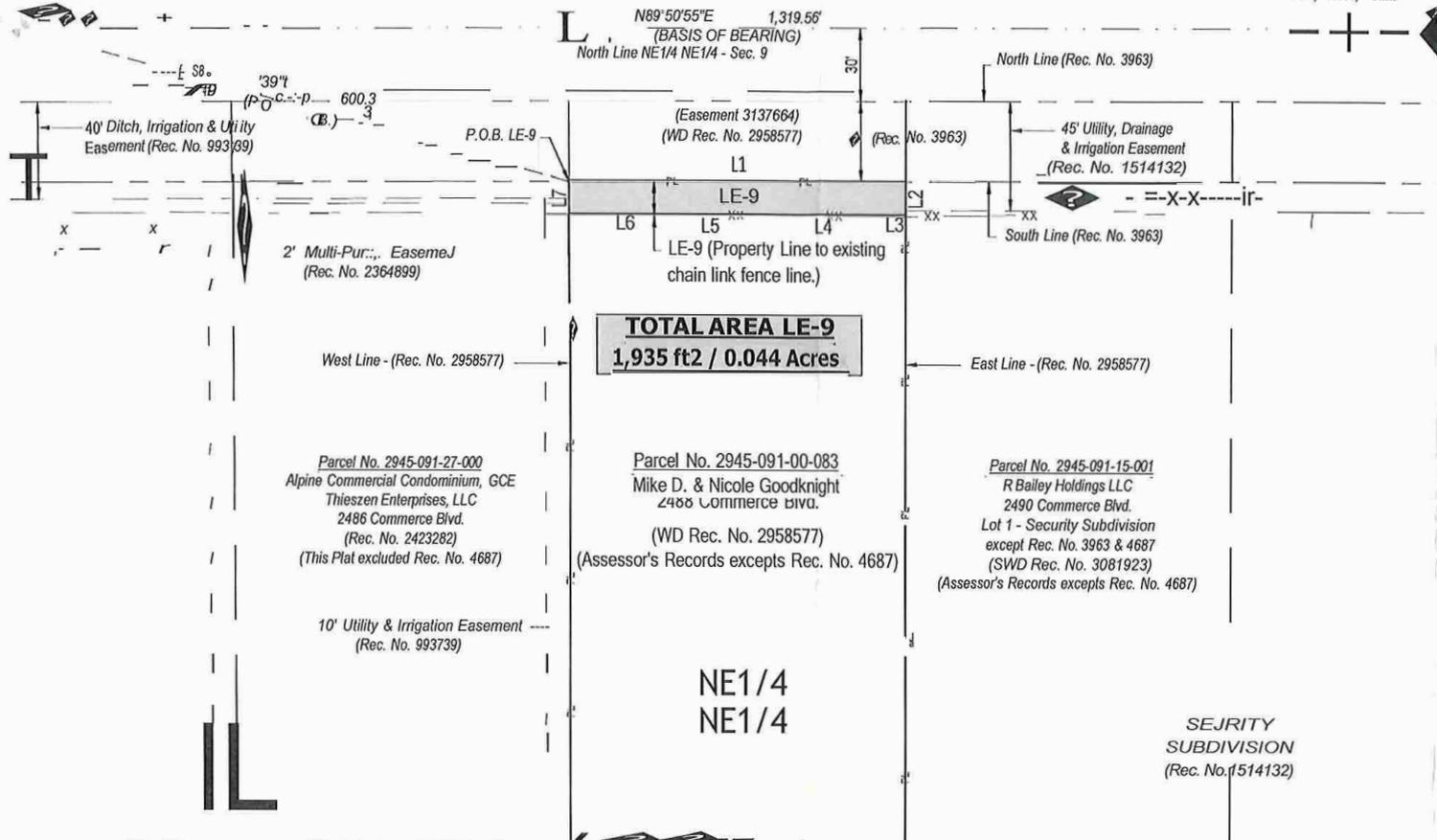
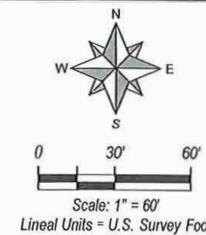
## PARCEL 2945-091-00-083 LANDSCAPE EASEMENT (LE-9) TO THE CITY OF GRAND JUNCTION

P.O.C. LE-9 -  
E1/16 Cor. Sec. 9  
T1S, R1W, U.M.

PATTERSON

ROAD

NE Cor. Sec. 9  
T1S, R1W, U.M.



**TOTAL AREA LE-9**  
**1,935 ft<sup>2</sup> / 0.044 Acres**

Parcel No. 2945-091-00-083  
Mike D. & Nicole Goodknight  
2488 Commerce Blvd.  
(WD Rec. No. 2958577)  
(Assessor's Records excepts Rec. No. 4687)

NE1/4  
NE1/4

SEJRITY  
SUBDIVISION  
(Rec. No. 1514132)

COMMERCE BLVD.

**LINE DATA TABLE**

LINE BEARING	DISTANCE
L1 N89°50'55"E	138.88'
L2 S00°01'25"W	14.24'
L3 S89°09'37"W	0.86'
L4 N89°51'15"W	66.21'
L5 S89°43'28"W	26.97'
L6 N89°29'56"W	44.84'
L7 N00°01'25"E	13.45'

**LEGEND**

- Section Lines
- Adjoiner Lines
- - - Right-of-Way Lines
- - - Easement Lines
- - - Existing Fence Line
- X-X- Property Lines (2488 Commerce Blvd.)



Renee B. Parent, CO PLS #38266  
244 North 7th Street  
Grand Junction, CO. 81501

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**ABBREVIATIONS**

Rec. Reception	WD Warranty Deed
R.O.W. Right-of-Way	No. Number
QCD Quick Claim Deed	Sec. Section
U.M. Ute Meridian	T. Township
LE Landscape Easement	R. Range
P.O.B. Point of Beginning	SWD Special Warranty Deed
	P.O.C. Point of Commencement

Located in the NE1/4 of the NE1/4  
Section 9, T1S, R1W, Ute Meridian,  
City of Grand Junction  
County of Mesa, State of Colorado

DRAWN BY:	NCW
DATE:	09/22/25
REVIEWED BY:	RBP
APPROVED BY:	KH
SCALE:	1" = 60'

**Grand Junction**  
COLORADO  
Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, Co. 81501

Z:\Patterson Trail 2\sharf\B55ROW Acquisition\Parcel\Parcel 01 - Goodnight\CAD\Parcel 9 - LE.swg - Plot 1 - 2025-09-22