

GRANT OF MULTI-PURPOSE EASEMENT

ON THE HORIZON, LLC, 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. 5th 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:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Multi-Purpose Easement that is the subject of this instrument.

Part of Mesa County Assessor Parcel No.: 2945-012-00-090.

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, and the public.

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 19th day of August, 2024.

ON THE HORIZON, LLC,
a Colorado Limited Liability Company

By: Darin Carei
Darin Carei, Managing Member

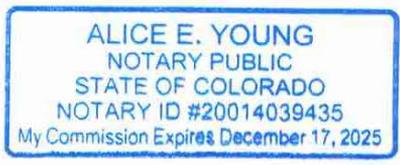
State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 19th day of August, 2024, by Darin Carei as Managing Member of On the Horizon, LLC, a Colorado Limited Liability Company

Witness my hand and official seal.

My Commission Expires: 12-17-2025

Alice E. Young
Notary Public



E RECORDED DATE 8/20/2024 3of4
COUNTY Mesa
REC. NO. 3101840

EXHIBIT A

2945-012-00-090
MULTI-PURPOSE EASEMENT PARCEL NO. MPE-1
LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2954101, located in Lot 3 (aka the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4)), Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the North Quarter Corner of Said Section 1, whence the West Sixteenth Corner of said Section 1 / Section 36 bears S89°59'29"W, a distance of 1,321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement S86°06'59"W, a distance of 753.42 feet to a point on the Westerly boundary line of Right of Way Parcel Number RW-1 being the Point of Beginning; thence along said Westerly boundary line the following three (3) courses,

1) S62°34'14"E, a distance of 30.51 feet, 2) Southeasterly along the Arc of a 57.00 foot radius curve concave Southwesterly, a distance of 64.17 feet thru a central angle of 64°30'09" whose chord bears S30°19'10"E, a distance of 60.83 feet,

3) Southwesterly along the Arc of a 234.50 foot radius non-tangent curve concave Northwesterly, a distance of 99.78 feet thru a central angle of 24°22'49" whose chord bears S33°48'43"W, a distance of 99.03 feet to a point on the Northerly Boundary line of Horizon Drive 100.00' Right of Way Reception Number 813634; thence along said boundary line Southwesterly along the Arc of a 1,860.00 foot radius non-tangent curve concave Northwesterly, a distance of 82.14 feet thru a central angle of 02°31'49" whose chord bears S51°27'05"W, a distance of 82.14 feet; thence the following six (6) courses,

1) N37°17'02"W, a distance of 5.00 feet, 2) Northeasterly along the Arc of a 1,855.00 foot radius non-tangent curve concave Northwesterly, a distance of 81.74 feet thru a central angle of 02°32'41" whose chord bears N51°27'15"E, a distance of 81.73 feet,

3) Northeasterly along the Arc of a 229.50 foot radius non-tangent curve concave Northwesterly, a distance of 96.59 feet thru a central angle of 23°17'48" whose chord bears N33°53'59"E, a distance of 95.88 feet,

4) Northwesterly along the Arc of a 52.00 foot radius curve concave Southwesterly, a distance of 57.69 feet thru a central angle of 63°33'45" whose chord bears N30°47'22"W, a distance of 54.77 feet, 5) N62°34'14"W, a distance of 30.51 feet; 6) N27°25'46"E, a distance of 5.00 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Multi-Purpose Easement for Horizon Drive and G Road Roundabout at the 27 1/2 Road project.

Said Parcel of land containing 1,358 Square Feet or 0.031 Acres more or less.

Authored by: Renee B. Parent, CO LS38266, City Surveyor, City of Grand Junction
244 N. 7th Street, Grand Junction, Colorado, 81501, 970-256-4003



PUBLIC WORKS
ENGINEERING DIVISION

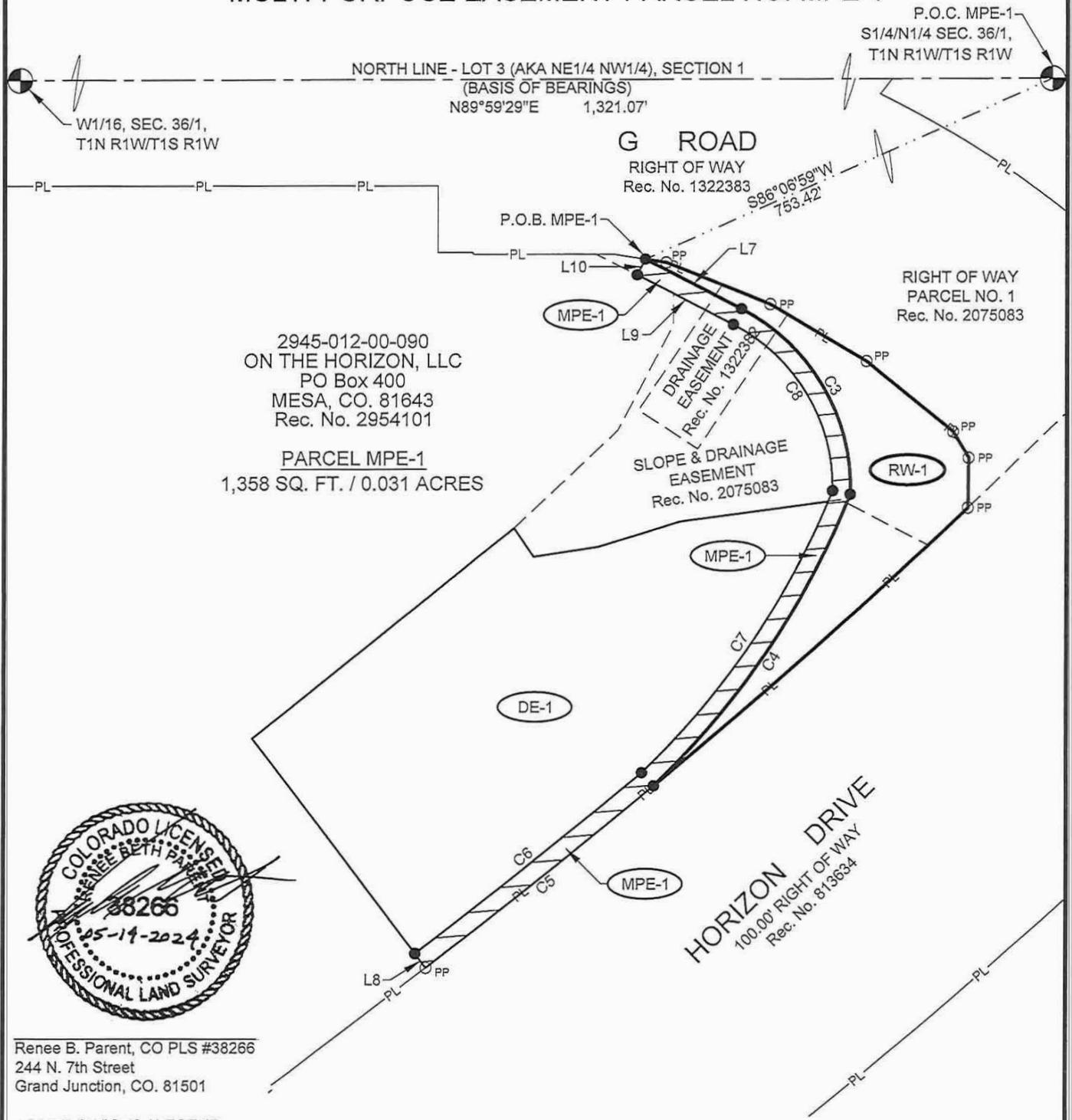
DRAWN BY: NCW
DATE: 05/14/2024
SCALE: N/A
APPR. BY: RBP

LOCATED IN
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN,
CITY OF GRAND JUNCTION,
COUNTY OF MESA,
STATE OF COLORADO



EXHIBIT B

2945-012-00-090
 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-1



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

ABBREVIATIONS / LEGEND

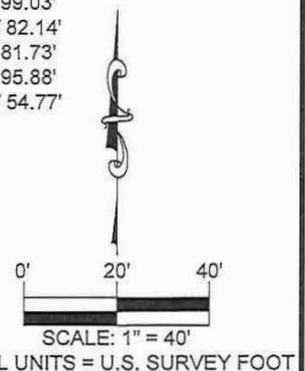
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- SEC. Section
- T. Township
- R. Range
- U.M. Ute Meridian
- Rec. Reception
- No. Number
- AKA Also Known As
- NT Non-Tangent Curve
- MPE Multi-Purpose Easement
- RW Right-of-Way
- DE Drainage Easement
- TCE Temporary Construction Easement
- PSCO Public Service Company of Colorado
- PP Found Property Evidence - 1.5" Pin KOHL PLS 37067
- Point of Intersection
- ⊕ Found Monument

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG / LENGTH
C3	64.17'	57.00'	64°30'09"	S30°19'10"E / 60.83'
C4 (NT)	99.78'	234.50'	24°22'49"	S33°48'43"W / 99.03'
C5 (NT)	82.14'	1,860.00'	02°31'49"	S51°27'05"W / 82.14'
C6 (NT)	81.74'	1,855.00'	02°32'41"	N51°27'15"E / 81.73'
C7 (NT)	96.59'	229.50'	23°17'48"	N34°18'31"E / 95.88'
C8	57.69'	52.00'	63°33'45"	N30°47'22"W / 54.77'

LINE DATA TABLE

LINE BEARING	DISTANCE
L7	S62°34'14"E 30.51'
L8	N37°17'02"W 5.00'
L9	N62°34'14"W 30.51'
L10	N27°25'46"E 5.00'



PUBLIC WORKS
 ENGINEERING DIVISION

DRAWN BY: NCW
 DATE: 05/14/2024
 SCALE: 1"=40'
 APPR. BY: RBP

LOCATED IN
 LOT 3 (AKA NE1/4 NW1/4), SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 UTE MERIDIAN,
 CITY OF GRAND JUNCTION,
 COUNTY OF MESA,
 STATE OF COLORADO

