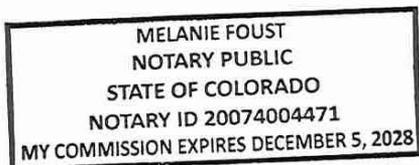


CITY OF GRAND JUNCTION MEMORANDUM OF AGREEMENT	Parcel No: TCE-7, TCE-8	
	Project: CROSBY UTILITY RELOCATION	
	Location: CROSBY AVENUE	
	County: MESA	
<p>This agreement made on (date) <u>1/31</u>, 20<u>25</u> is between the City of Grand Junction for the use and benefit of the City of Grand Junction (GRANTEE) for the purchase of the parcel(s) listed above from the Owner(s) <u>Amanda Nicole Jones and Kevin Mahan</u> (GRANTOR).</p> <p>Just compensation was determined by an appropriate valuation procedure prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, and damages of any kind.</p>		
Land (described in attached exhibits): N/A	Sq.ft <input type="checkbox"/> /acres <input type="checkbox"/>	\$0.00
Permanent and Slope Easements (described in attached exhibits): N/A	Sq.ft <input type="checkbox"/> /acres <input type="checkbox"/>	\$0.00
Temporary Easements (described in attached exhibits): TCE-7, TCE-8	3,333 Sq.ft <input checked="" type="checkbox"/> /acres <input type="checkbox"/>	\$1,666.50
Improvements: 1 Large Tree		\$4,450.00
Damages: None.		\$0.00
Total Fair Market Value / Just Compensation		\$6,116.50
Less Credit		\$0.00
Gross Total (rounded)		\$6,120.00
Additional consideration for incentive payment to Grantor if Agreement signed by Grantor on or before February 25, 2025, per the terms stated below in "Other Conditions"		\$1,000.00
Total Offer Amount		\$7,120.00
<p>1. Incentive: GRANTOR is hereby advised GRANTEE, its employees, contractors or representatives, is seeking to accelerate the project to more quickly provide improvements to the public. Therefore, it is understood and agreed that this agreement includes a one-time incentive payment in the amount of \$1,000.00. This incentive is only applicable if (i) properly executed by GRANTOR, and (ii) received by GRANTEE or its representatives on or before 5 p.m. Mountain Standard Time February 25, 2025 (Deadline). If GRANTEE or its representative does not receive the executed agreement by the Deadline, the incentive is no longer applicable.</p> <p>2. Temporary Easement: The initial term of Grantee's use of the Temporary Easement (TCE-7 and TCE-8) shall be for a period of six (6) months. The Temporary Easement will commence at the time the Grantee's contractor enters the temporary easement areas ("Commencement Date"). The temporary easement will terminate the sooner of: (i) notice by the Grantee that construction on the temporary easement is complete, (ii) completion of the Project, or (iii) six (6) months from the notice ("Initial Term").</p> <p>In the event that the Project is not completed within the Initial Term, Grantee, or the Grantee through its contractor, may give notice to Grantor thirty (30) calendar days prior to the expiration of the Initial Term that it is extending the term of the Temporary Easement and the Grantor shall be paid \$64.00/week for such extended exclusive Temporary Easement term ("Extended Term").</p> <p>3. Grantor grants a right of entry to Grantee and Grantee's contractor to support the removal of four (4) trees. The Right of Entry Area and location of the trees to be removed are shown on the attached Exhibit "B". The Grantee's contractor will repair and restore the Right of Entry Area and return said Right of Entry Area to a condition reasonably similar to that which existed prior to the Grantee's entry.</p>		
<p>The GRANTOR:</p> <ol style="list-style-type: none"> 1) Acknowledges that just compensation was determined by an appropriate valuation procedure prepared in accordance with applicable laws and regulations, and hereby knowingly waives any right to contest such valuation; 2) Agrees the amount of money and/or compensation listed above is full consideration for the following land, easements, improvements, and damages of any kind whatsoever; 3) Will, at the closing, pay all taxes (including prorated taxes for the current year) and special assessments for the current year; 4) Shall be responsible for securing releases from all liens, judgments and financial encumbrances to deliver clear, unencumbered title to GRANTEE. Any encumbrance required to be paid by GRANTOR shall be paid at or before closing from the proceeds of the transaction hereby contemplated or from any lawful other source; 		

5) Will execute and deliver to GRANTEE those documents indicated below; 6) Acknowledges and agrees that by signing this Agreement, it may be waiving rights, including, but not limited to, the right to contest GRANTEE's taking of possession or title to the property by eminent domain.	
The GRANTEE: 1) Will be entitled to specific performance of this agreement upon tender of the agreed consideration; 2) Will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law; 3) Will make payment after receiving acceptable conveyance instruments from the GRANTOR; 4) Will take possession and use of the parcel(s) when it deposits the consideration, as set forth above, into an escrow account for the benefit of the GRANTOR, or when GRANTEE disburses funds to GRANTOR. Transfer of title to the parcel(s) shall occur upon performance of any and all terms under this agreement, and release of the payment from escrow to the GRANTOR, <u>unless other arrangements are made that follow Title III of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.</u>	
Order Warrant \$7,120.00	Payable to: Amanda Nicole Jones and Kevin Mahan
Order Warrant \$	Payable to:
Real Estate Specialist Name: Candy Christen	GRANTOR signature <i>Amanda Jones</i> Attach form W-9
	GRANTOR signature <i>Kevin Mahan</i> Attach form W-9
	GRANTOR signature Attach form W-9
GRANTEE signature (City of Grand Junction Representative) 	

State of Colorado
County of mesa

This record was acknowledged before me on 31st day of
January, 2025.



Melanie Foust
Melanie Foust
My Commission Expires December 5, 2028

PARCEL NO. 2945-151-09-009
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-7

Legal Description

A parcel of land being a portion of Reception Number 3023070, located in Lot 9, Maldonado Subdivision located in a part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Center Quarter corner (C1/4) of said Section 15, whence the Center North Sixteenth corner (CN1/16) of said Section 15 bears N00°05'39"W, a distance of 1332.92 feet using the Mesa County Local Coordinate System (MCLCS) with all other bearings contained herein being relative thereto; thence from said Point of Commencement N57°15'32"E, a distance of 632.95 feet to the southwest corner of said Lot 9 and the Point of Beginning;

thence N41°08'00"W, a distance of 127.60 feet along the westerly line of said Lot 9 and the easterly right-of-way line of Crosby Avenue to the northwest corner of said Lot 9; thence N89°38'55"E, a distance of 6.60 feet along the northerly line of said Lot 9; thence S41°08'00"E, a distance of 103.71 feet; thence N54°51'51"E, a distance of 35.19; thence S41°08'00"E, a distance of 20.11 feet to a point on the southerly line of said Lot 9; thence S54°51'51"W, a distance of 40.22 feet along said southerly line to the Point of Beginning.

The purpose of the above described parcel of land is for a temporary construction easement for the Crosby Avenue utility relocation.

Said parcel of land containing 1,333 square feet or 0.031 acres more or less.

Authored by: Alexandre B. Lheritier, CO PLS #38464
City Surveyor, City of Grand Junction
244 North 7th Street
Grand Junction, CO. 81501
(970) 256-4003

Drawn By: NCW
Date: 10/07/24
Reviewed By: ABL
Approved By: WC

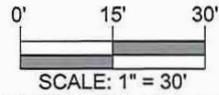
Portion of Parcel No. 2945-151-09-009
Located in the SW1/4NE1/4
Section 15, T1S, R1W, Ute Meridian,
Grand Junction, County of Mesa, State of Colorado

CITY OF
Grand Junction
COLORADO

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

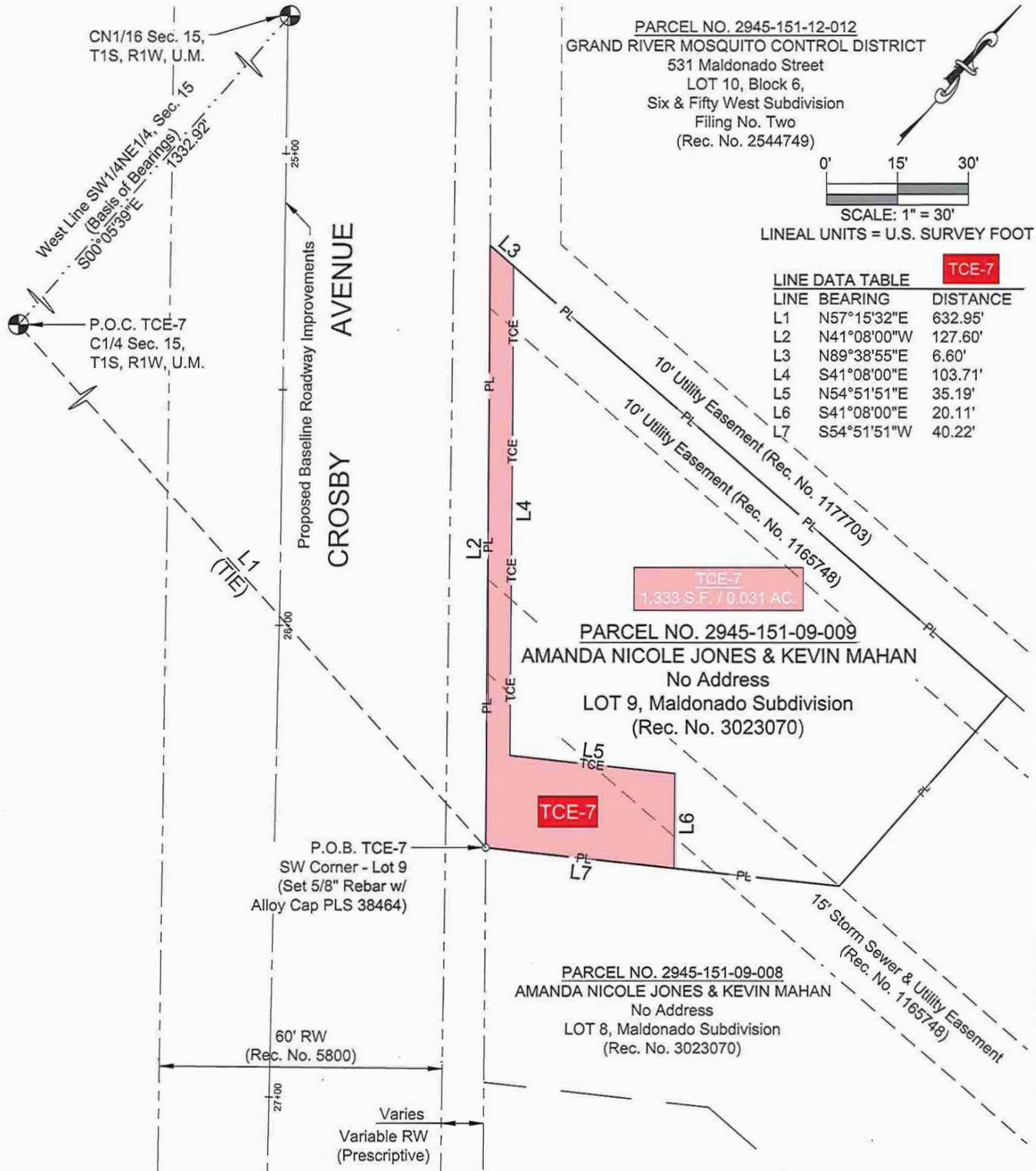
PARCEL NO. 2945-151-09-009
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-7

PARCEL NO. 2945-151-12-012
 GRAND RIVER MOSQUITO CONTROL DISTRICT
 531 Maldonado Street
 LOT 10, Block 6,
 Six & Fifty West Subdivision
 Filing No. Two
 (Rec. No. 2544749)



SCALE: 1" = 30'
 LINEAL UNITS = U.S. SURVEY FOOT

TCE-7		
LINE	BEARING	DISTANCE
L1	N57°15'32"E	632.95'
L2	N41°08'00"W	127.60'
L3	N89°38'55"E	6.60'
L4	S41°08'00"E	103.71'
L5	N54°51'51"E	35.19'
L6	S41°08'00"E	20.11'
L7	S54°51'51"W	40.22'



TCE-7
 1,333 S.F. / 0.031 AC.

PARCEL NO. 2945-151-09-009
 AMANDA NICOLE JONES & KEVIN MAHAN
 No Address
 LOT 9, Maldonado Subdivision
 (Rec. No. 3023070)

PARCEL NO. 2945-151-09-008
 AMANDA NICOLE JONES & KEVIN MAHAN
 No Address
 LOT 8, Maldonado Subdivision
 (Rec. No. 3023070)

P.O.B. TCE-7
 SW Corner - Lot 9
 (Set 5/8" Rebar w/
 Alloy Cap PLS 38464)

ABBREVIATIONS / LEGEND

P.O.C.	Point of Commencement	PL	Property Line	——— PL ———
P.O.B.	Point of Beginning	TCE	Temporary Construction Easement	——— TCE ———
S.F.	Square Feet	RW	Right-of-Way Line	—————
AC.	Acres	EE	Existing Easement Line	-----
T	Township	SL	Section Line	-----
R	Range	ALC	Alloy Cap	○
U.M.	Ute Meridian	○	Found Property Evidence	○
Rec.	Reception	MPE	Multi-Purpose Easement	-----
No.	Number			

Alexandre B. Lheritier, CO PLS #38464
 244 N. 7th Street
 Grand Junction, CO. 81501

Drawn By: NCW
 Date: 10/07/24
 Reviewed By: ABL
 Approved By: WC

Portion of Parcel No. 2945-151-09-009
 Located in the SW1/4NE1/4
 Section 15, T1S, R1W, Ute Meridian,
 Grand Junction, County of Mesa, State of Colorado

CITY OF
Grand Junction
 COLORADO

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

PARCEL NO. 2945-151-09-008
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-8

Legal Description

A parcel of land being a portion of Reception Number 3023070, located in Lot 8, Maldonado Subdivision located in a part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Center Quarter corner (C1/4) of said Section 15, whence the Center North Sixteenth corner (CN1/16) of said Section 15 bears N00°05'39"W, a distance of 1332.92 feet using the Mesa County Local Coordinate System (MCLCS) with all other bearings contained herein being relative thereto; thence from said Point of Commencement N57°15'32"E, a distance of 632.95 feet to the most westerly corner of said Lot 8 and the Point of Beginning;

thence N54°51'51"E, a distance of 40.22 feet along the northerly line of said Lot 8; thence S41°08'00"E, a distance of 50.00 feet to a point on the southerly line of said Lot 8; thence S54°51'51"W, a distance of 40.22 feet along the southerly line of said Lot 8 to a point on the westerly line of said Lot 8 and the easterly right-of-way line of Crosby Avenue; thence N41°08'00"W, a distance of 50.00 feet along said westerly line to the Point of Beginning.

The purpose of the above described parcel of land is for a temporary construction easement for the Crosby Avenue utility relocation.

Said parcel of land containing 2,000 square feet or 0.046 acres more or less.

Authored by: Alexandre B. Lheritier, CO PLS #38464
City Surveyor, City of Grand Junction
244 North 7th Street
Grand Junction, CO. 81501
(970) 256-4003

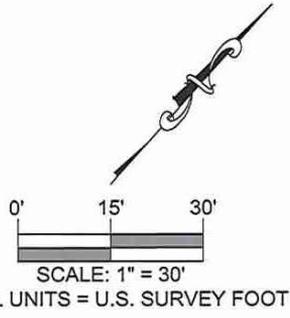
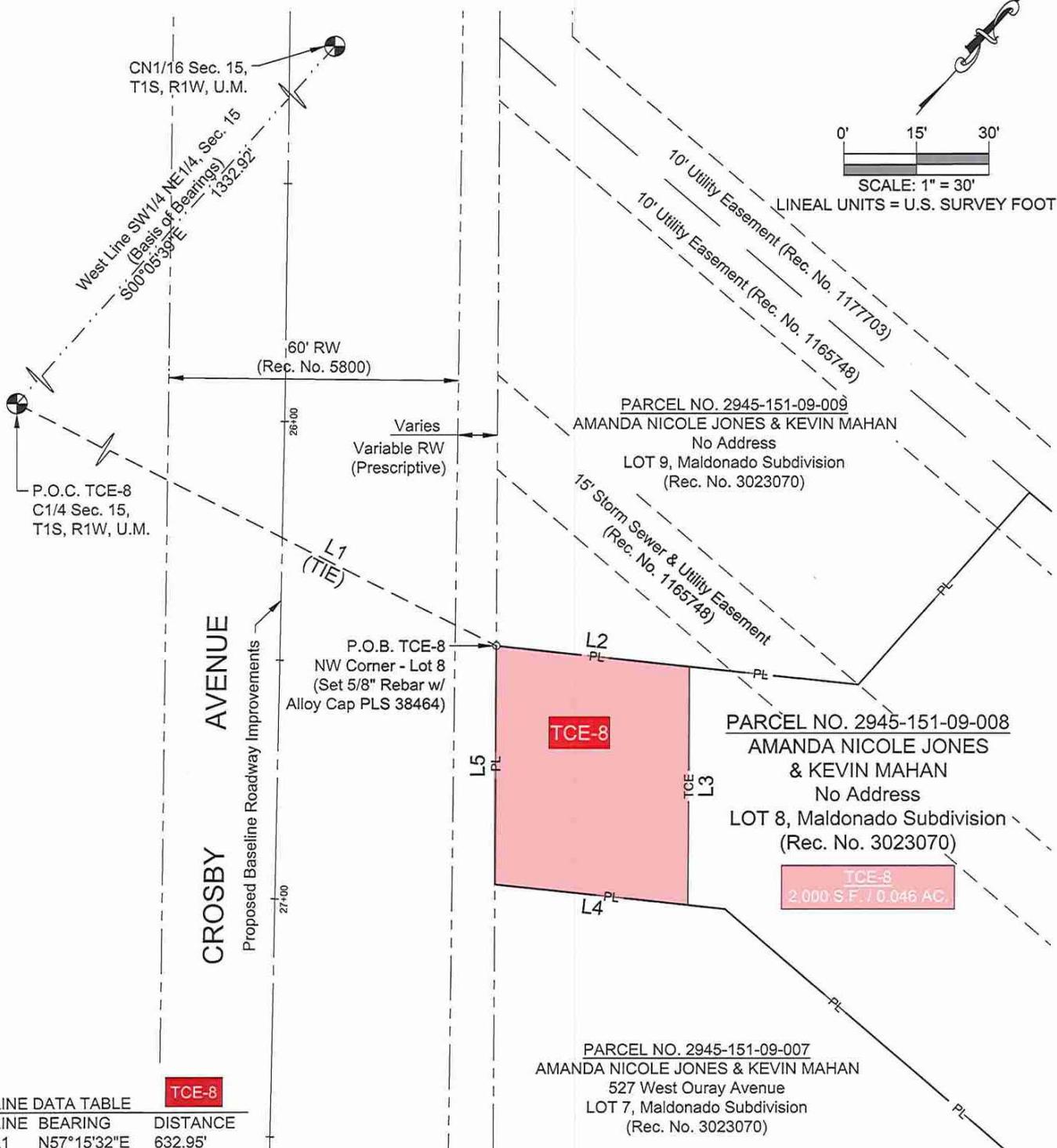
Drawn By: NCW
Date: 11/13/24
Reviewed By: ABL
Approved By: WC

Portion of Parcel No. 2945-151-09-008
Located in the SW1/4NE1/4
Section 15, T1S, R1W, Ute Meridian,
Grand Junction, County of Mesa, State of Colorado

CITY OF
Grand Junction
COLORADO

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

PARCEL NO. 2945-151-09-008
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-8



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N57°15'32"E	632.95'
L2	N54°51'51"E	40.22'
L3	S41°08'00"E	50.00'
L4	S54°51'51"W	40.22'
L5	N41°08'00"W	50.00'

ABBREVIATIONS / LEGEND

P.O.C.	Point of Commencement	PL	Property Line		PL
P.O.B.	Point of Beginning	TCE	Temporary Construction Easement		TCE
S.F.	Square Feet	RW	Right-of-Way Line		
AC.	Acres	Existing Easement Line			
T	Township	Sec.	Section Line		
R	Range	ALC	Alloy Cap		
U.M.	Ute Meridian	○	Found Property Evidence		
Rec. No.	Reception Number	MPE	Multi-Purpose Easement		

Alexandre B. Lheritier, CO PLS #38464
 244 N. 7th Street
 Grand Junction, CO. 81501

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Portion of Parcel No. 2945-151-09-008
 Located in the SW1/4NE1/4
 Section 15, T1S, R1W, Ute Meridian,
 Grand Junction, County of Mesa, State of Colorado

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