

10/14/2024  
E RECORDED DATE

COUNTY Mesa

REC. NO. 3106112

## GRANT OF MULTI-PURPOSE EASEMENT

**GS AND PD LIVING TRUST DATED JUNE 25, 2002, 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. 5<sup>th</sup> 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, bus stop, 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.: 2701-363-27-001.

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)



2701-363-27-001

**MULTI-PURPOSE EASEMENT PARCEL NO. MPE-3 LEGAL DESCRIPTION**

A Parcel of land being a portion of Reception Number 2090179, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

Commencing at the South Quarter Corner of Said Section 36, whence the West Sixteenth Corner of said Section 36/Section 1 bears S89°59'29"W a distance of 1321.07 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence from said point of commencement N71°23'49"W a distance of 451.02 feet to the Northeast Corner of said Reception Number 2090179 being the Point of Beginning; thence along the Eastern-boundary line of said Reception Number 2090179 Southwesterly along the Arc of a 1839.02 foot radius curve concave Northwesterly, a distance of 25.17 feet thru a central angle of 00°47'03" whose cord bears S36°04'39"W a distance of 25.17 feet; thence the following three (3) course's, 1) N53°26'11"W a distance of 12.15 feet, 2) N35°33'46"E a distance of 18.91 to a point on the North boundary line of said Reception Number 2090179, 3) Along said boundary line S80°28'05"E a distance of 13.78 feet to the Point of Beginning.

The purpose of the above described Parcel of land is for a Multi-Purpose Easement for Horizon Drive Bus Stop.

Said Parcel of land containing 271 Square Feet or 0.006 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: MJH  
DATE: 6/14/2023  
SCALE: N/A  
APPR. BY: RBP

LOCATED IN  
SE1/4 SW1/4, SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
UTE MERIDIAN,  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA,  
STATE OF COLORADO



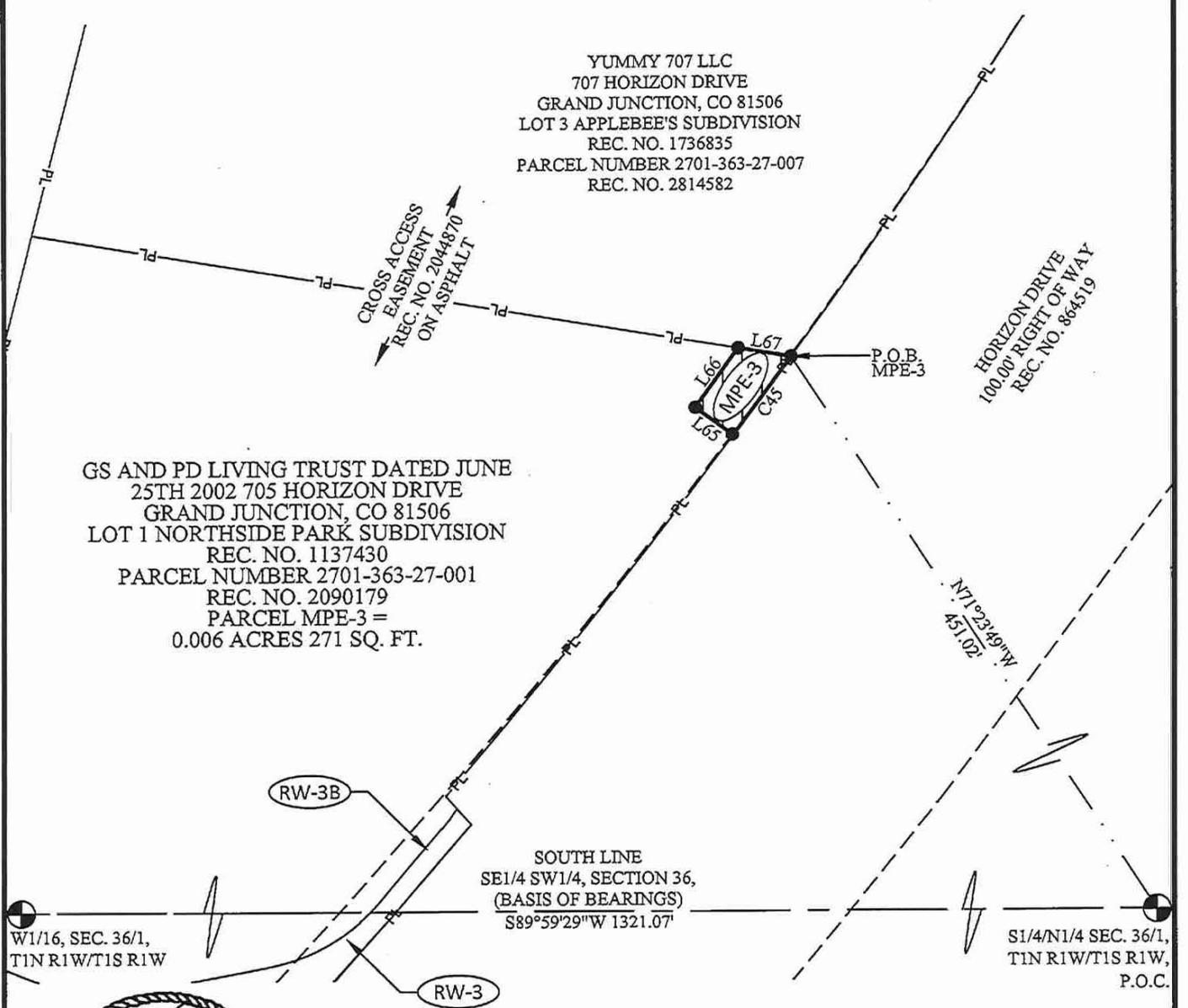
2701-363-27-001  
 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-3

YUMMY 707 LLC  
 707 HORIZON DRIVE  
 GRAND JUNCTION, CO 81506  
 LOT 3 APPLEBEE'S SUBDIVISION  
 REC. NO. 1736835  
 PARCEL NUMBER 2701-363-27-007  
 REC. NO. 2814582

GS AND PD LIVING TRUST DATED JUNE  
 25TH 2002 705 HORIZON DRIVE  
 GRAND JUNCTION, CO 81506  
 LOT 1 NORTHSIDE PARK SUBDIVISION  
 REC. NO. 1137430  
 PARCEL NUMBER 2701-363-27-001  
 REC. NO. 2090179  
 PARCEL MPE-3 =  
 0.006 ACRES 271 SQ. FT.

CROSS ACCESS  
 EASEMENT  
 REC. NO. 2044870  
 ON ASPHALT

HORIZON DRIVE  
 100.00' RIGHT OF WAY  
 REC. NO. 864519



W1/16, SEC. 36/1,  
 T1N R1W/T1S R1W

S1/4/N1/4 SEC. 36/1,  
 T1N R1W/T1S R1W,  
 P.O.C.

SOUTH LINE  
 SE1/4 SW1/4, SECTION 36,  
 (BASIS OF BEARINGS)  
 S89°59'29"W 1321.07'

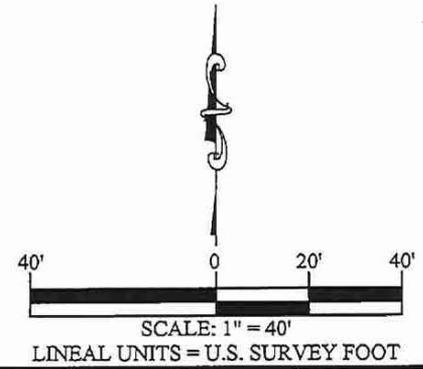


LINE DATA TABLE		
L65	N53°26'11"W	12.15'
L66	N35°33'46"E	18.91'
L67	S80°28'05"E	13.78'

CURVE DATA TABLE				
C45	25.17'	1839.02'	00°47'03"	S36°04'39"W - 25.17'

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
  - R.O.W. Right-of-Way
  - SEC. Section
  - T. Township
  - R. Range
  - AKA. Also Known As
  - Found Property Evidence - 1.25" Yellow Plastic Cap QED 16413
  - Point of Intersection
  - ⊙ Found Monument
  - MPE Multi-Purpose Easement
  - Rec. Reception
  - No. Number
  - RW Right-of-Way
  - DE Drainage Easement
  - TE Temporary Easement
  - U.M. Ute Meridian
  - PSCO Public Service Company Of Colorado



**PUBLIC WORKS  
 ENGINEERING DIVISION**

DRAWN BY: MJH  
 DATE: 6/14/2023  
 SCALE: 1"=40'  
 APPR. BY: RBP

LOCATED IN  
 SE1/4 SW1/4, SECTION 36,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST,  
 UTE MERIDIAN,  
 CITY OF GRAND JUNCTION,  
 COUNTY OF MESA,  
 STATE OF COLORADO

