

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: SHE M555-034
	Project Code: 23652
	Description: Horizon Drive and G Road Roundabout at 27 ½ Rd
	Owner(s): GS AND PD LIVING TRUST DATED JUNE 25, 2002
	Parcels: RW-3, RW-3A, RW-3B and MPE-3

This Memorandum of Agreement ("Agreement") is made and entered into this 10th day of May, 2024, by and between **GS AND PD LIVING TRUST DATED JUNE 25, 2002** hereinafter referred to as "the Owner", and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City".

RECITALS:

- A. The City of Grand Junction is proceeding with the implementation of the project to install a roundabout at Horizon Drive and G Road (27 ½ Road). The Horizon Drive & G Road Intersection will be reconstructed, and the existing signalized intersection will be replaced with a two-lane roundabout as a safety improvement. The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction.
- B. The Owner owns certain real property within the limits of the Project located at the Southwest corner of the intersection of Horizon Drive and G Road at 27 ½ Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-012-00-094, hereinafter referred to as "the Owner's Property".
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-3: A parcel of land in fee simple to be used as public right of way for Horizon Drive and G Road, containing a total area of 3,432 square feet (0.079 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "A" and depicted on the accompanying graphic illustration labeled Exhibit "B"; and also

Parcel No. RW-3A: A parcel of land in fee simple to be used as public right of way for Horizon Drive and G Road, containing a total area of 73 square feet (0.002 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "C" and depicted on the accompanying graphic illustration labeled Exhibit "D"; and also

Parcel No. RW-3B: A parcel of land in fee simple to be used as public right of way for Horizon Drive and G Road, containing a total area of 162 square feet (0.004 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "E" and depicted on the accompanying graphic illustration labeled Exhibit "F"; and also

Parcel No. MPE-3: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures and appurtenances including a bus stop containing a total area of 271 square feet (0.006 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "G" and depicted on the accompanying graphic illustration labeled Exhibit "H".

The above referenced real property interests may be referred to collectively hereafter as the "Acquired Property".

- D. The City has obtained and CDOT has reviewed appraisals prepared by a Colorado Certified General Appraisers to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Land and Easements:

Parcel No.	RW-3	3,432	x	\$18.00	x	100%	=	\$61,776	
Parcel No.	RW-3A	73	x	\$18.00	x	100%	=	\$ 1,314	
Parcel No.	RW-3B	162	x	\$18.00	x	100%	=	\$ 2,916	
Parcel No.	MPE-3	271	x	\$18.00	x	90%	=	\$ 4,390	
Total Land and Easement Acquisitions								=	\$70,396

Improvements:

Landscaping and hardscape including plantings, surface treatments, drip irrigation, asphalt and concrete paving and concrete curbing as identified by inventory.

Total Contributory Value of Improvements = \$ 6,258

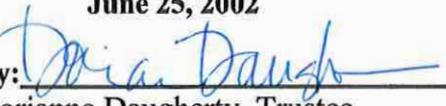
Total Consideration (Rounded) = \$76,660

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. Three (3) good and sufficient General Warranty Deeds for Parcel No's. RW-3, RW-3A and RW-3B.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcel No. MPE-3.
 - d. One (1) completed and executed Federal Form W-9.
 - e. One (1) completed and executed Statement of Authority.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. The City or its contractor will provide two weeks notice (10 business days) to Dorianne Daugherty by phone at 719-338-9835 or email at doridaugherty@outlook.com and the tenant: Aztec's Family Mexican Restaurant manager, Anthony Gutierrez, in person or by phone or text at 970-623-0417.
6. Prior to completion of the project, the City will restripe the parking area and replace the areas behind the new curbing with inorganic mulch (cobble) as depicted on Exhibit "I".
7. Prior to completion of the project, the City agrees to promptly repair or replace damaged parking surfaces, pathways, sidewalks, or other hardscape elements and restore or replace landscape features affected by the Construction of the project within the work area, excluding those elements already addressed in compensation provided under this Agreement.
8. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
9. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
10. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
11. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

**Owner: GS and PD Living Trust Dated
June 25, 2002**

By: 
Dorianne Daugherty, Trustee

**The City of Grand Junction,
a Colorado home rule municipality:**

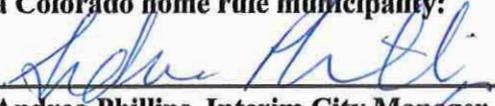

Andrea Phillips, Interim City Manager

Exhibit A

2701-363-27-001
RIGHT OF WAY PARCEL NO. RW-3 LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2090179, 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 West Sixteenth Corner of Said Section 1/Section 36, whence the North Quarter Corner of said Section 1 bears N89°59'29"E 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 N89°59'47"E a distance of 638.71 feet to a point on the North line of the Northeast Quarter of the Northwest Quarter of said Section 1 being the Point of Beginning; thence along said North line N89°59'29"E a distance of 20.85 feet, thence the following seven (7) courses, 1) S65°26'05"E a distance of 23.82 feet, 2) Southeasterly along the Arc of a 333.50 foot radius curve concave Northeasterly, a distance of 25.83 feet thru a central angle of 04°26'15" whose cord bears S67°39'12"E a distance of 25.82 feet, 3) Southeasterly along the Arc of a 33.50 foot radius curve concave Northerly, a distance of 18.02 feet thru a central angle of 30°49'20" whose cord bears S85°17'00"E a distance of 17.80 feet, 4) N79°18'20"E a distance of 35.88 feet, 5) Northeasterly along the Arc of a 63.50 foot radius curve concave Northwesterly, a distance of 6.12 feet thru a central angle of 05°31'11" whose cord bears N76°32'45"E a distance of 6.12 feet, 6) Northeasterly along the Arc of a 49.00 foot radius curve concave Northwesterly, a distance of 21.84 feet thru a central angle of 25°31'56" whose cord bears N61°01'11"E a distance of 21.66 feet, 7) Northeasterly along the Arc of a 67.10 foot radius curve concave Northwesterly, a distance of 3.80 feet thru a central angle of 03°14'31" whose cord bears N46°04'47"E a distance of 3.80 feet to a point on said North line of Section 1; thence along said North line N89°59'29"E a distance of 6.51 feet; thence the following six (6) courses, 1) Southwesterly along the Arc of 1839.02 foot radius curve concave Northwesterly, a distance of 74.93 feet thru a central angle of 02°20'05" whose cord bears S42°06'05"W a distance of 74.93, 2) N82°56'00"W a distance of 29.52 feet, 3) N46°12'35"W a distance of 8.17 feet, 4) S42°58'19"W a distance of 6.00 feet, 5) Northwesterly along the Arc of 280.00 foot radius curve concave Southwesterly, a distance of 82.09 feet thru a central angle of 16°47'54" whose cord bears N55°25'55"W a distance of 81.80 feet, 6) N37°56'49"E a distance of 5.41 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 3432 Square Feet or 0.079 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

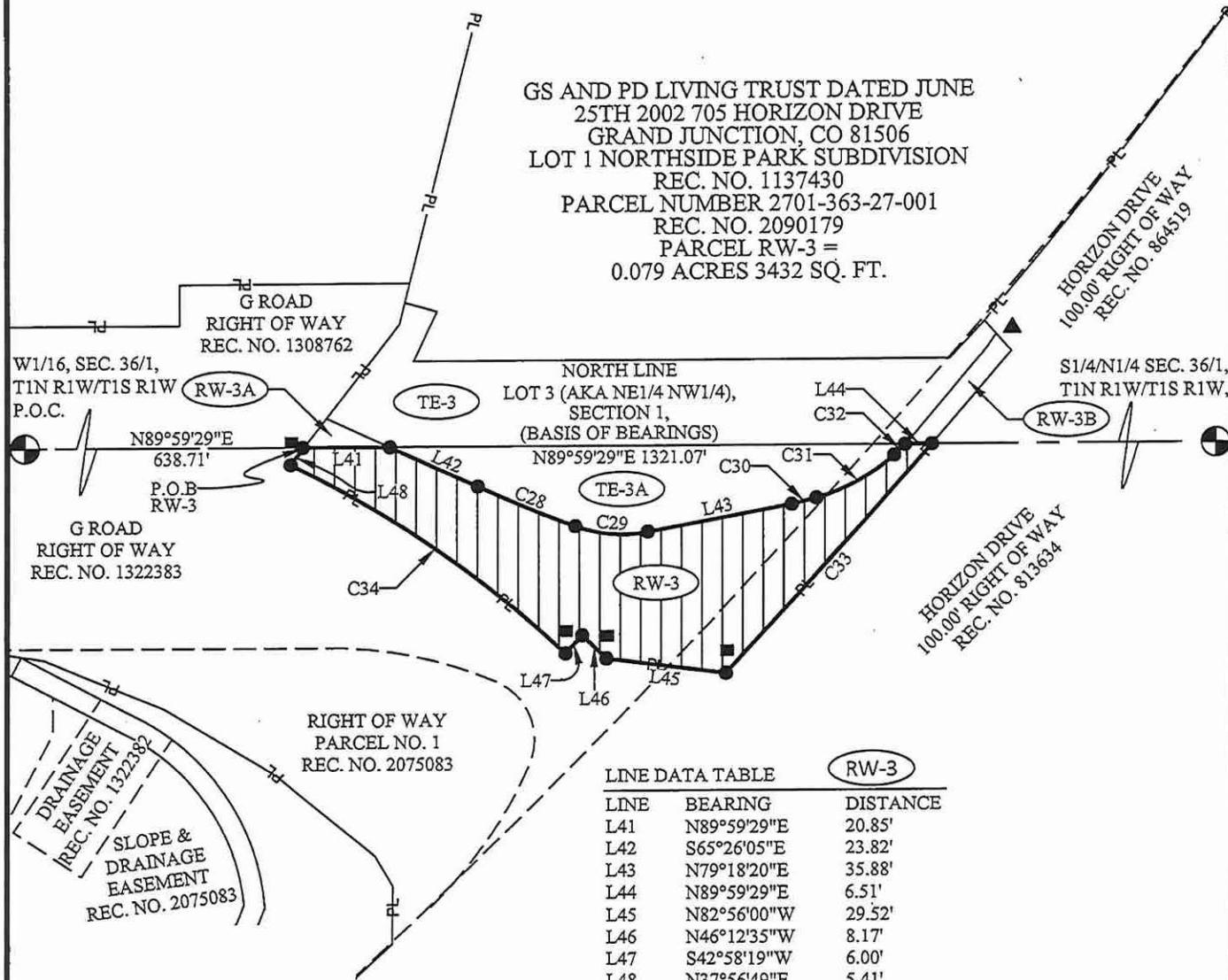
LOCATED IN
LOT 3 (AKA NE1/4 NW1/4), SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN,
CITY OF GRAND JUNCTION,
COUNTY OF MESA,
STATE OF COLORADO



Exhibit B

2701-363-27-001
RIGHT OF WAY PARCEL NO. RW-3

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 RW-3 =
0.079 ACRES 3432 SQ. FT.



LINE DATA TABLE RW-3

LINE	BEARING	DISTANCE
L41	N89°59'29"E	20.85'
L42	S65°26'05"E	23.82'
L43	N79°18'20"E	35.88'
L44	N89°59'29"E	6.51'
L45	N82°56'00"W	29.52'
L46	N46°12'35"W	8.17'
L47	S42°58'19"W	6.00'
L48	N37°56'49"E	5.41'

CURVE DATA TABLE RW-3

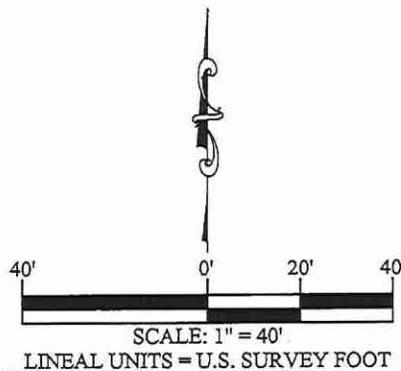
CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C28	25.83'	333.50'	04°26'15"	S67°39'12"E - 25.82'
C29	18.02'	33.50'	30°49'20"	S85°17'00"E - 17.80'
C30	6.12'	63.50'	05°31'11"	N76°32'45"E - 6.12'
C31	21.84'	49.00'	25°31'56"	N61°01'11"E - 21.66'
C32	3.80'	67.10'	03°14'31"	N46°04'47"E - 3.80'
C33	74.93'	1839.02'	02°20'05"	S42°06'05"W - 74.93'
C34	82.09'	280.00'	16°47'54"	N55°25'55"W - 81.80'



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

ABBREVIATIONS/LEGEND

- | | | | |
|--------|--|------|------------------------------------|
| P.O.C. | Point of Commencement | Rec. | Reception |
| P.O.B. | Point of Beginning | No. | Number |
| R.O.W. | Right-of-Way | RW | Right-of-Way |
| SEC. | Section | DE | Drainage Easement |
| T. | Township | TE | Temporary Easement |
| R. | Range | U.M. | Ute Meridian |
| AKA | Also Known As | PSCO | Public Service Company Of Colorado |
| ▲ | Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted | | |
| ■ | Found Property Evidence - 2" Aluminum Cap - Not Accepted | | |
| ● | Point of Intersection | | |
| ⊕ | Found Monument | | |



PUBLIC WORKS
ENGINEERING DIVISION

DRAWN BY: MJH
DATE: 6/14/2023
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



2701-363-27-001
RIGHT OF WAY PARCEL NO. RW-3A 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 West Sixteenth Corner of Said Section 36/Section 1, whence the South Quarter Corner of said Section 36 bears N89°59'29"E 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 N89°59'47"E a distance of 638.71 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 36 being the Point of Beginning; thence the following three (3) courses, 1) Along the Western boundary line of said Reception Number 2090179 N37°56'49"E a distance of 8.91 feet, 2) S65°26'05"E a distance of 16.90 feet to a point on the South line of said Section 36, 3) Along said South line S89°59'29"W a distance of 20.85 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 73 Square Feet or 0.002 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

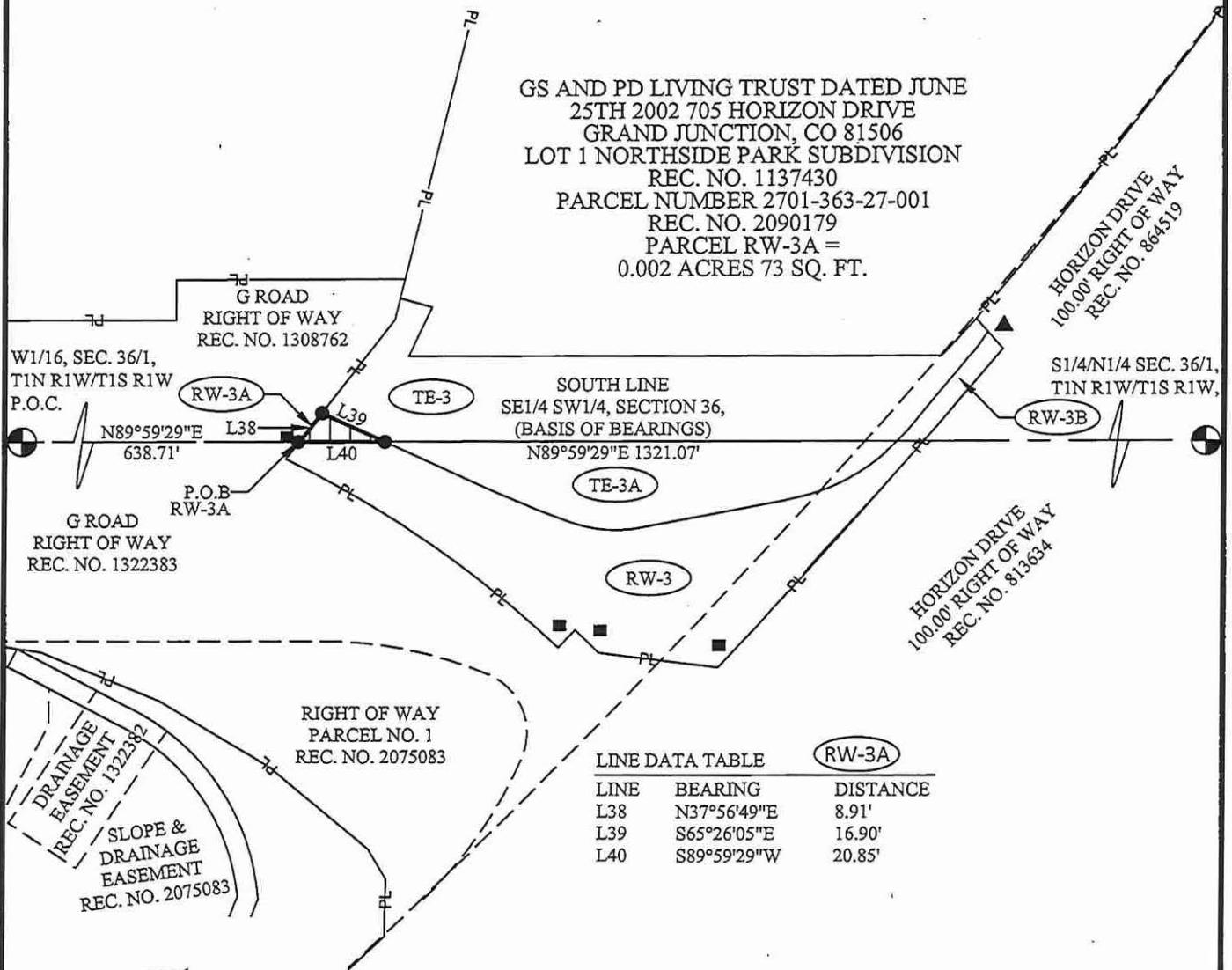
LOCATED IN
SE1/4 SW1/4, SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN,
CITY OF GRAND JUNCTION,
COUNTY OF MESA,
STATE OF COLORADO



Exhibit D

2701-363-27-001
RIGHT OF WAY PARCEL NO. RW-3A

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 RW-3A =
0.002 ACRES 73 SQ. FT.



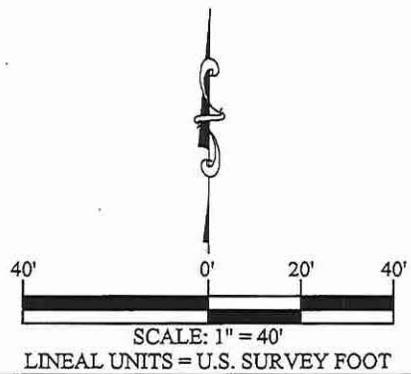
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L38	N37°56'49"E	8.91'
L39	S65°26'05"E	16.90'
L40	S89°59'29"W	20.85'



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

ABBREVIATIONS/LEGEND

- | | | | |
|--------|--|------|------------------------------------|
| P.O.C. | Point of Commencement | Rec. | Reception |
| P.O.B. | Point of Beginning | No. | Number |
| R.O.W. | Right-of-Way | RW | Right-of-Way |
| SEC. | Section | DE | Drainage Easement |
| T. | Township | TE | Temporary Easement |
| R. | Range | U.M. | Ute Meridian |
| AKA | Also Known As | PSCO | Public Service Company Of Colorado |
| ▲ | Found Property Evidence - 1.5" PK Nail and Washer - Not Accepted | | |
| ■ | Found Property Evidence - 2" Aluminum Cap - Not Accepted | | |
| ● | Point of Intersection | | |
| ⊕ | Found Monument | | |



**PUBLIC WORKS
ENGINEERING DIVISION**

DRAWN BY: MJH
DATE: 4/14/2023
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



2701-363-27-001

RIGHT OF WAY PARCEL NO. RW-3B LEGAL DESCRIPTION

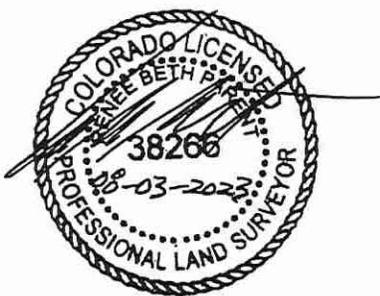
A Parcel of land being a portion of Reception Number 2090179, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County Colorado being more particularly described as follows:

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 N87°27'54"W a distance of 510.00 feet to a point on the Eastern boundary line of said Reception Number 2090179 being the Point of Beginning; thence along said boundary line Southwesterly along the Arc of a 1839.02 foot radius curve concave Northwesterly, a distance of 29.76 feet thru a central angle of 00°55'38" whose cord bears S40°28'13"W a distance of 29.76 feet to a point on the South line of said Section 36; thence along said South line S89°59'29"W a distance of 6.51 feet; thence the following four (4) courses, 1) Northeasterly along the Arc of a 67.10 foot radius curve concave Northwesterly, a distance of 3.14 feet thru a central angle of 02°40'41" whose cord bears N43°07'11"E a distance of 3.14 feet, 2) N39°54'35"E a distance of 25.12 feet, 3) Northeasterly along the Arc of a 42.00 foot radius curve concave Northwesterly, a distance of 6.54 feet thru a central angle of 08°55'17" whose cord bears N35°35'53"E a distance of 6.53 feet to a point on said Eastern boundary line, 4) Along said boundary line S41°42'48"E a distance of 5.66 feet to the Point of Beginning.

The purpose of the above described Parcel of land is Right of Way for Horizon Drive and G Road Roundabout at 27 1/2 Road.

Said Parcel of land containing 162 Square Feet or 0.004 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

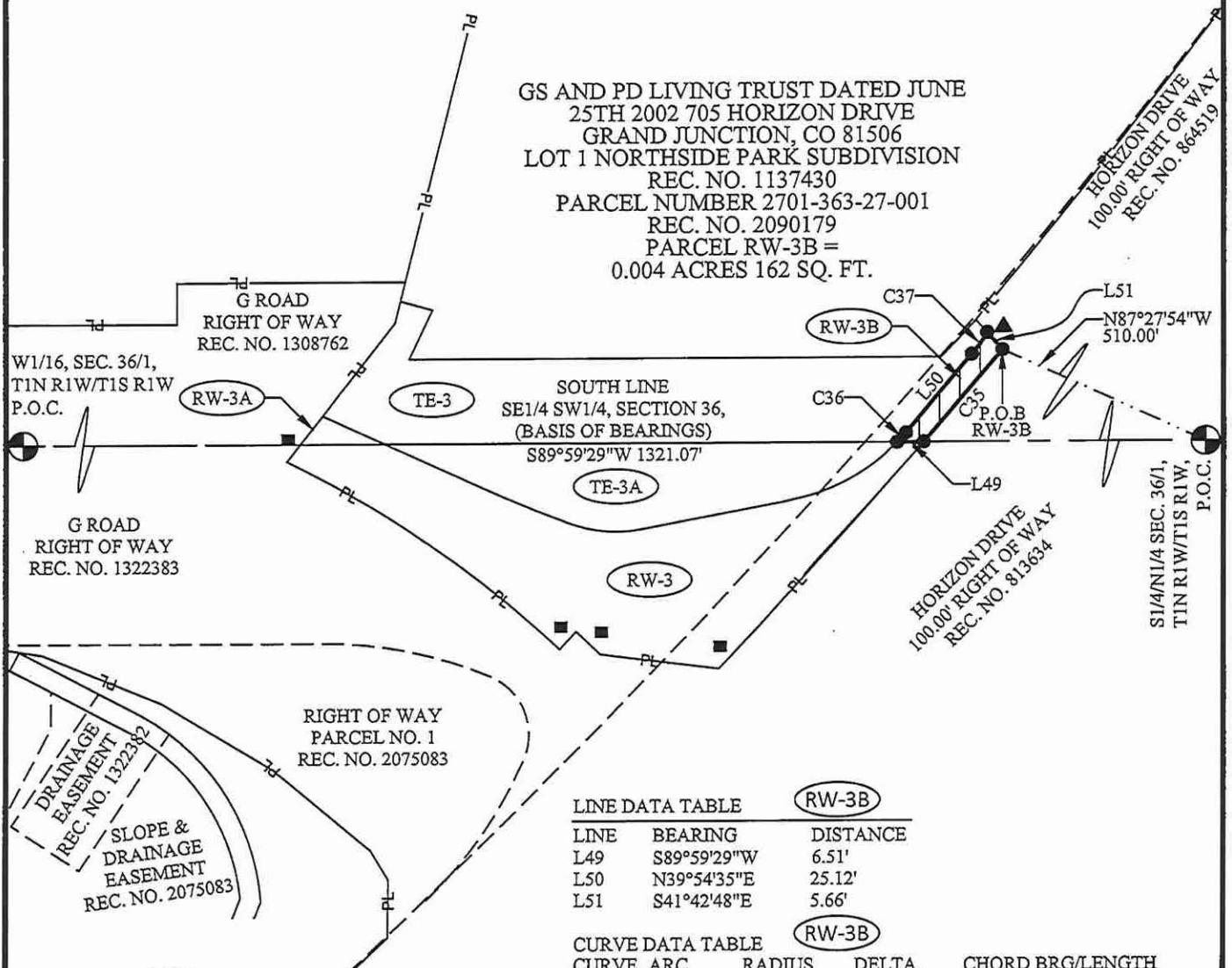
DRAWN BY: MJH
DATE: 6/14/2023
SCALE: N/A
APPR. BY: RBP

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



Exhibit F

2701-363-27-001
RIGHT OF WAY PARCEL NO. RW-3B



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 RW-3B = 0.004 ACRES 162 SQ. FT.

LINE DATA TABLE **RW-3B**

LINE	BEARING	DISTANCE
L49	S89°59'29\"W	6.51'
L50	N39°54'35\"E	25.12'
L51	S41°42'48\"E	5.66'

CURVE DATA TABLE **RW-3B**

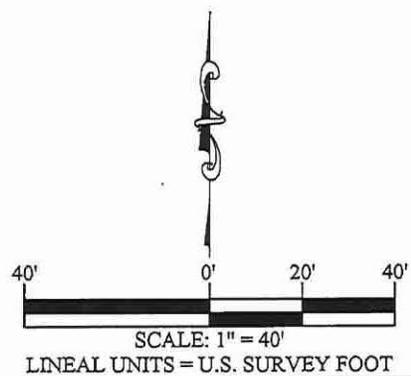
CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C35	29.76'	1839.02'	00°55'38\"	S40°28'13\"W - 29.76'
C36	3.14'	67.10'	02°40'41\"	N43°07'11\"E - 3.14'
C37	6.54'	42.00'	08°55'17\"	N35°35'53\"E - 6.53'



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

ABBREVIATIONS/LEGEND

- | | | | |
|--------|---|------|------------------------------------|
| P.O.C. | Point of Commencement | Rec. | Reception |
| P.O.B. | Point of Beginning | No. | Number |
| R.O.W. | Right-of-Way | RW | Right-of-Way |
| SEC. | Section | DE | Drainage Easement |
| T. | Township | TE | Temporary Easement |
| R. | Range | U.M. | Ute Meridian |
| AKA | Also Known As | PSCO | Public Service Company Of Colorado |
| ▲ | Found Property Evidence - 1.5\" PK Nail and Washer - Not Accepted | | |
| ■ | Found Property Evidence - 2\" Aluminum Cap - Not Accepted | | |
| ● | Point of Intersection | | |
| ⊕ | Found Monument | | |



**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



Exhibit G

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

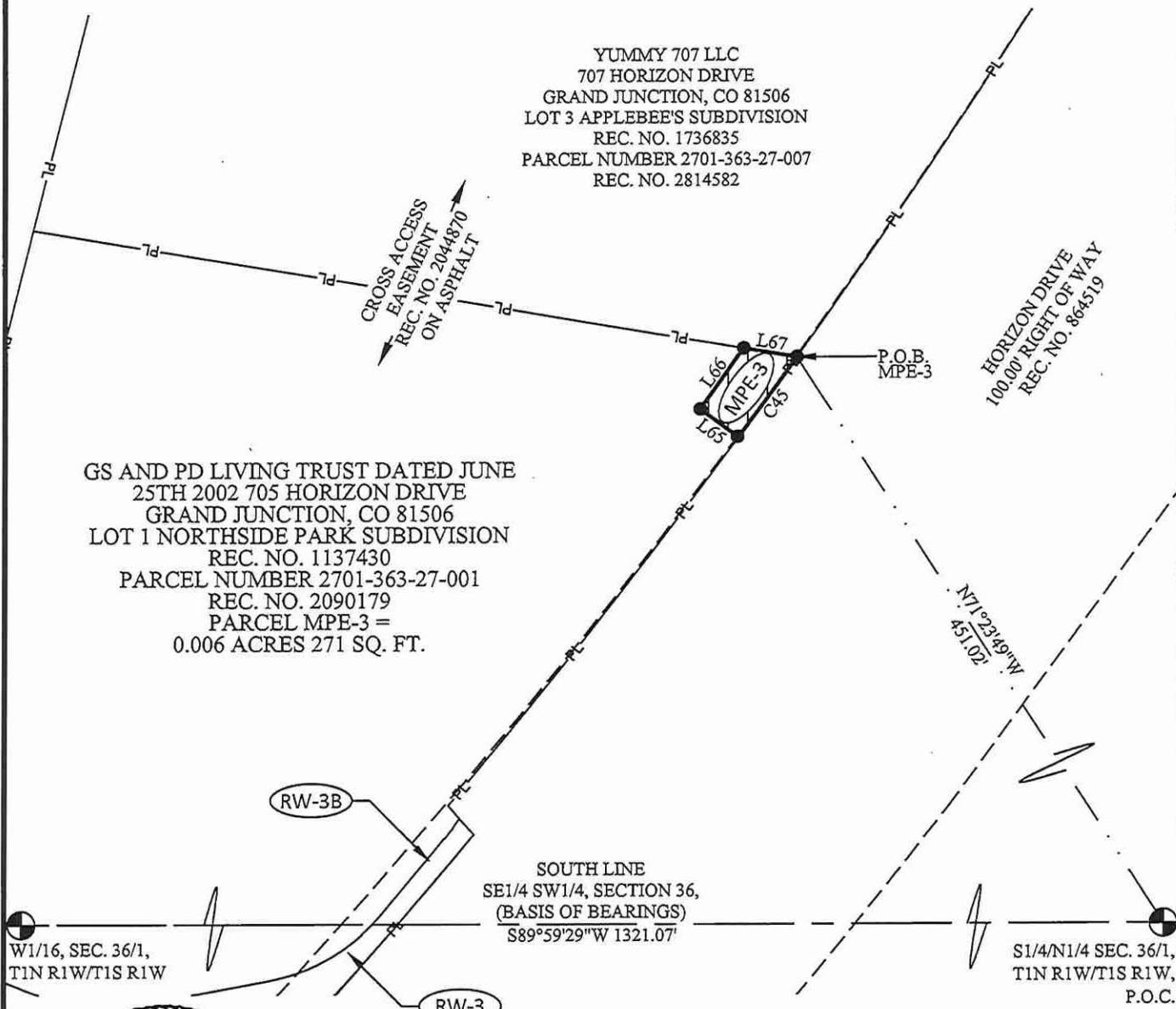


Exhibit H

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.



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

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



LINE DATA TABLE **MPE-3**

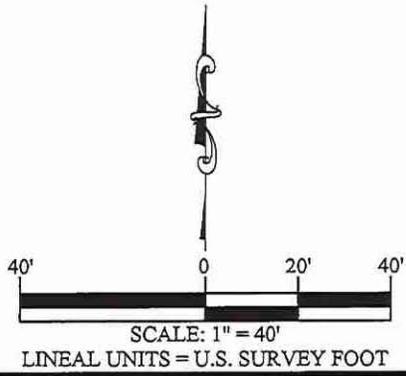
LINE	BEARING	DISTANCE
L65	N53°26'11"W	12.15'
L66	N35°33'46"E	18.91'
L67	S80°28'05"E	13.78'

CURVE DATA TABLE **MPE-3**

CURVE ARC	RADIUS	DELTA	CHORD BRG/LENGTH
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**
- 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
 - Found Property Evidence - 1.25" Yellow Plastic Cap QED 16413
 - Point of Intersection
 - ⊕ Found Monument
 - 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



**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

