

E RECORDED DATE 9/19/2024

COUNTY Mesa

REC. NO. 3104630

GRANT OF MULTI-PURPOSE EASEMENT

OVER 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.: 2945-012-00-094.

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 18th day of September, 2024.

OVER THE HORIZON, LLC
a Colorado Limited Liability Company

By: *Darin J. Carei*
Darin J. Carei, Member

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 18th day of September, 2024, by Darin J. Carei, Member as Member of Over 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

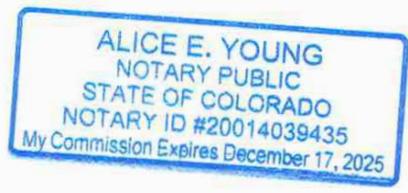


EXHIBIT A

2945-012-00-094

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-2 LEGAL DESCRIPTION

A Parcel of land being a portion of Reception Number 2908954, 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 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 S72°39'11"E a distance of 735.23 feet to a point of intersection with the Westerly boundary line of Right of Way Parcel RW-2 being the Point of Beginning; thence along said boundary line the following seven (7) courses, 1) N85°46'45"E a distance of 14.22 feet, 2) Southeasterly along the Arc of a 33.50 foot radius curve concave Southerly, a distance of 13.89 feet thru a central angle of 23°45'33" whose cord bears S82°37'56"E a distance of 13.79 feet, 3) Southeasterly along the Arc of a 383.50 foot radius curve concave Southwesterly, a distance of 75.38 feet thru a central angle of 11°15'43" whose cord bears S65°07'18"E a distance of 75.26 feet, 4) Southeasterly along the Arc of a 49.00 foot radius curve concave Southwesterly, a distance of 8.48 feet thru a central angle of 09°55'08" whose cord bears S54°31'53"E a distance of 8.47 feet, 5) S49°34'19"E a distance of 57.62 feet, 6) Southeasterly along the Arc of a 18.00 foot radius curve concave Northerly, a distance of 14.50 feet thru a central angle of 46°09'19" whose cord bears S72°38'58"E a distance of 14.11 feet, 7) Southeasterly along the Arc of a 9.00 foot radius curve concave Southerly, a distance of 8.07 feet thru a central angle of 51°24'09" whose cord bears S70°01'33"E a distance of 7.81 feet to a point on the Westerly boundary line of 27 1/2 Road Right of Way Reception Number 2075083; thence along said boundary S44°19'28"E a distance of 10.18 feet; thence the following seven courses, 1) S89°30'12"W a distance of 16.00 feet, 2) Northwesterly along the Arc of a 28.00 foot radius curve concave Northeasterly, a distance of 20.00 feet thru a central angle of 40°55'29" whose cord bears N70°02'03"W a distance of 19.58 feet, 3) N49°34'19"W a distance of 57.62 feet, 4) Northwesterly along the Arc of a 39.00 foot radius curve concave Southwesterly, a distance of 6.75 feet thru a central angle of 09°55'08" whose cord bears N54°31'53"W a distance of 6.74 feet, 5) Northwesterly along the Arc of a 373.50 foot radius curve concave Southwesterly, a distance of 73.41 feet thru a central angle of 11°15'43" whose cord bears N65°07'18"W a distance of 73.30 feet, 6) Northwesterly along the Arc of a 23.50 foot radius curve concave Southerly, a distance of 9.74 feet thru a central angle of 23°45'33" whose cord bears N82°37'56"W a distance of 9.68 feet, 7) S85°29'17"W a distance of 27.05 feet to a point on the Southerly boundary line of Horizon Drive Right of Way Reception Number 813634; thence along said boundary line N47°21'12"E a distance of 16.31 feet to the Point of Beginning.

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

Said Parcel of land containing 1997 Square Feet or 0.046 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



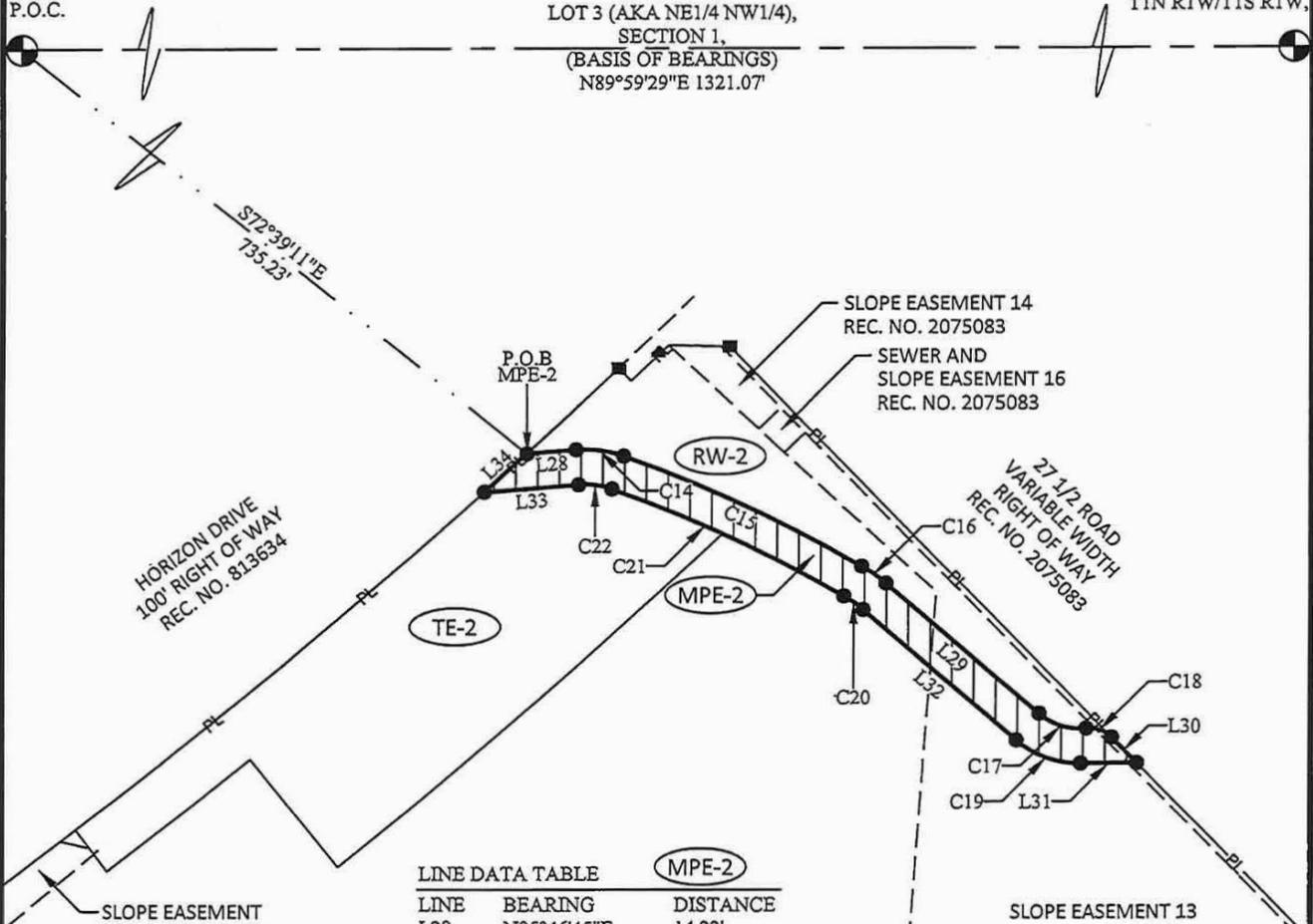
EXHIBIT B

2945-012-00-094
MULTI-PURPOSE EASEMENT PARCEL NO. MPE-2

W1/16, SEC. 36/1,
T1N R1W/T1S R1W
P.O.C.

NORTH LINE
LOT 3 (AKA NE1/4 NW1/4),
SECTION 1,
(BASIS OF BEARINGS)
N89°59'29"E 1321.07'

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



LINE DATA TABLE MPE-2

LINE	BEARING	DISTANCE
L28	N85°46'45"E	14.22'
L29	S49°34'19"E	57.62'
L30	S44°19'28"E	10.18'
L31	S89°30'12"W	16.00'
L32	N49°34'19"W	57.62'
L33	S85°29'17"W	27.05'
L34	N47°21'12"E	16.31'

CURVE DATA TABLE MPE-2

CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C14	13.89'	33.50'	23°45'33"	S82°37'56"E - 13.79'
C15	75.38'	383.50'	11°15'43"	S65°07'18"E - 75.26'
C16	8.48'	49.00'	09°55'08"	S54°31'53"E - 8.47'
C17	14.50'	18.00'	46°09'19"	S72°38'58"E - 14.11'
C18	8.07'	9.00'	51°24'09"	S70°01'33"E - 7.81'
C19	20.00'	28.00'	40°55'29"	N70°02'03"W - 19.58'
C20	6.75'	39.00'	09°55'08"	N54°31'53"W - 6.74'
C21	73.41'	373.50'	11°15'43"	N65°07'18"W - 73.30'
C22	9.74'	23.50'	23°45'33"	N82°37'56"W - 9.68'

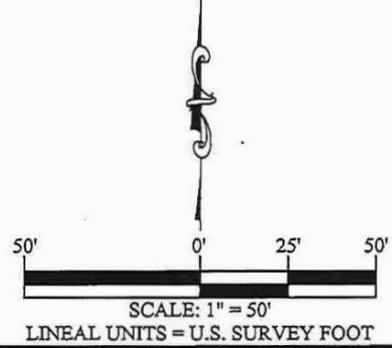
2945-012-00-094
OVER THE HORIZON, LLC
PO BOX 400
MESA, CO 81643
REC. NO. 2908954
PARCEL MPE-2 =
0.046 ACRES 1997 SQ. FT.



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 - 2" Aluminum Cap
 - ▲ Found Property Evidence - 2" Aluminum Cap - W.C. 1' SW of Point of Intersection
 - 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"=50'
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 A

2945-012-00-094

RIGHT OF WAY PARCEL NO. RW-2 LEGAL DESCRIPTION

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Commencing at the West Sixteenth Corner of 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 S72°39'11"E a distance of 735.23 feet to a point on the Southerly Boundary line of Horizon Drive, Reception Number 813634 being the Point of Beginning; thence continuing along said boundary line the following N47°21'12"E a distance of 35.94 feet to point on the boundary of a Parcel of land as described in Reception Number 2908954, the along said boundary line the following four (4) courses 1) S43°24'26"E a distance of 5.09 feet, 2) N46°22'34"E a distance of 14.87 feet, 3) S88°57'04"E a distance of 17.49 feet, 4) S44°19'28"E a distance of 156.74 feet; thence the following seven (7) courses, 1) Northwestery along the Arc of a 9.00 foot radius curve concave Southwesterly, a distance of 8.07 feet thru a central angle of 51°24'09" whose cord bears N70°01'33"W a distance of 7.81 feet, 2) Northwestery along the Arc of a 18.00 foot radius curve concave Northeasterly, a distance of 14.50 feet thru a central angle of 46°09'19" whose cord bears N72°38'58"W a distance of 14.11 feet, 3) N49°34'19"W a distance of 57.62 feet, 4) Northwestery along the Arc of a 49.00 foot radius curve concave Southwesterly, a distance of 8.48 feet thru a central angle of 09°55'08" whose cord bears N54°31'53"W a distance of 8.47 feet, 5) Northwestery along the Arc of a 383.50 foot radius curve concave Southwesterly, a distance of 75.38 feet thru a central angle of 11°15'43" whose cord bears N65°07'18"W a distance of 75.26 feet, 6) Northwestery along the Arc of a 33.50 foot radius curve concave Southwesterly, a distance of 13.89 feet thru a central angle of 23°45'33" whose cord bears N82°37'56"W a distance of 13.79 feet, 7) S85°46'45"W a distance of 14.22 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 3773 Square Feet or 0.087 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



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ENGINEERING DIVISION

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