

GRANT OF MULTIPURPOSE EASEMENT

Board of Education, School District No. 1, nka Mesa County Valley School District No. 51, a Colorado Public School District, Grantor, whose address is 2115 Grand Avenue, Grand Junction, CO 81501, owner of a parcel of land located at 552 W Main Street, Grand Junction, CO 81501, as recorded at Instrument No. 358921, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration including the vacation of an alleyway in accordance with Ordinance No. 5271, 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 Multipurpose Easement for the use and benefit of Grantee and for the use and benefit of the Public, as approved by Grantee, as a perpetual easement for City approved utilities including 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 in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described in **Exhibit A** and depicted on **Exhibit B**, which exhibits are attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns 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 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 interfere with the full use and quiet enjoyment of the rights herein granted. Except as expressly permitted in a written agreement with the Grantee, Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree, or other landscaping, other than the usual and customary grasses and other ground cover. A planning clearance shall not suffice as a written agreement. In the event such obstacles are installed in the Easement, the Grantee has the right to require the Grantor to remove such obstacles from the Easement at Grantor's cost. If Grantor does not remove such obstacles, the Grantee may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the Grantee's costs for such removal. If the Grantee chooses not to remove the obstacles, the Grantee will not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

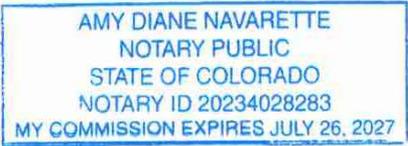
Executed and delivered this 6th day of March 2026.

Grantor: Board of Education, School District No. 1, nka Mesa County Valley School District No. 51



Clint Garcia, Chief Operations Officer

State of Colorado)
)ss
County of Mesa)



The foregoing instrument was acknowledged before me this 6th day of March 2026, by Clint Garcia, Chief Operations Officer for Mesa County Valley School District No. 51.

Witness my hand and official seal.



Notary Public

EXHIBIT A
Legal Description
Multipurpose Easement

A multipurpose easement being located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, and being more particularly described as follows:

COMMENCING at the City Survey Marker at the intersection of Main Street and Chuluota Avenue whence the City Survey Marker at the intersection of Main Street and West Avenue bears N89°54'32"W, a distance of 860.41 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along said block line of Main Street N89°54'32"W, a distance of 363.72 feet; thence N00°05'28"E, a distance of 197.70 feet to the Northwest corner of a 20' wide Alley right-of-way; thence along the North line of said Alley right-of-way S89°54'32"E, a distance of 191.61 feet; thence N44°02'20"W, a distance of 41.90 feet; thence N35°32'12"W, a distance of 23.81 feet; thence along a tangent curve to the right having radius of 20.00 feet, a central angle of 46°47'04", an arc length of 16.33 feet, and a chord which bears N12°08'40"W, a distance of 15.88 feet; thence N11°14'52"E, a distance of 6.12 feet; thence N55°20'30"W, a distance of 38.40 feet; thence N65°08'03"W, a distance of 30.03 feet; thence along a tangent curve to the left having radius of 6.00 feet, a central angle of 36°20'33", an arc length of 3.81 feet, and a chord which bears N83°18'19"W, a distance of 3.74 feet; thence S78°31'25"W, a distance of 11.31 feet; thence along a tangent curve to the right having radius of 60.00 feet, a central angle of 47°48'54", an arc length of 50.07 feet, and a chord which bears N77°34'08"W, a distance of 48.63 feet; thence N53°39'41"W, a distance of 10.84 feet; thence N58°58'50"W, a distance of 5.67 feet; thence N73°33'16"W, a distance of 14.45 feet to a point on the Southeasterly right-of-way line of Colorado State Highway 340; thence along said Southeasterly right-of-way line N63°26'28"E, a distance of 18.11 feet to a point on the Southwesterly right-of-way line of Riverside Parkway Parcel No. D-1 Revised; thence along said Southwesterly right-of-way line the following six (6) courses:

- 1) thence S56°22'16"E, a distance of 33.44 feet;
- 2) thence S75°53'09"E, a distance of 22.69 feet;
- 3) thence N82°56'45"E, a distance of 29.64 feet;
- 4) thence along a curve to the right having a radius of 278.00 feet, a central angle of 14°16'27", an arc length of 69.26 feet, and a chord which bears S60°11'25"E, a distance of 69.08 feet;
- 5) thence S01°56'55"E, a distance of 22.36 feet;
- 6) thence S41°17'33"E, a distance of 77.99 feet; to a point on the North line of said 20' wide Alley right-of-way;

thence along the North line of said Alley right-of-way, N89°54'32"W, a distance of 13.94 feet to the POINT OF BEGINNING.

Said parcel containing an area of 2755.4 sq. ft., 0.06 Acres, as herein described.

23-04 Dual Wall Esmt.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505

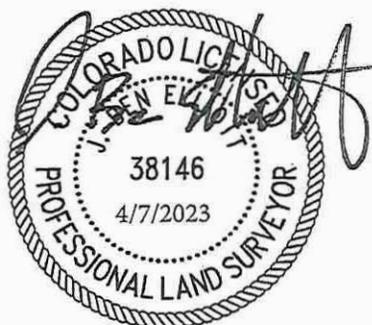


EXHIBIT B

| CURVE | LENGTH | DELTA ANGLE | RADIUS | CH BEARING | CH LENGTH |
|-------|--------|-------------|---------|-------------|-----------|
| C1 | 16.33' | 46°47'04" | 20.00' | N12°08'40"W | 15.88' |
| C2 | 3.81' | 36°20'33" | 6.00' | N83°18'19"W | 3.74' |
| C3 | 50.07' | 47°48'54" | 60.00' | N77°34'08"W | 48.63' |
| C4 | 69.26' | 14°16'27" | 278.00' | S60°11'25"E | 69.08' |

Highway 340 ROW
Reception No. 344419 & 344420

Multipurpose Easement

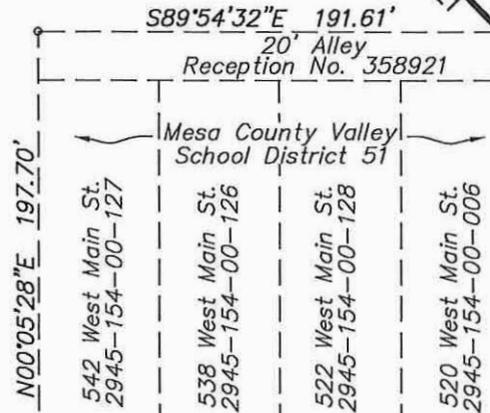
School District Number 1
NKA Mesa County School
District No. 51
552 West Main St.
2945-154-00-130

Riverside Parkway
Parcel No. D-1 Rev. 2265424
Reception Number 2265424

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N44°02'20"W | 41.90' |
| L2 | N35°32'12"W | 23.81' |
| L3 | N11°14'52"E | 6.12' |
| L4 | N55°20'30"W | 38.40' |
| L5 | N65°08'03"W | 30.03' |
| L6 | S78°31'25"W | 11.31' |
| L7 | N53°39'41"W | 10.84' |
| L8 | N58°58'50"W | 5.67' |
| L9 | N73°33'16"W | 14.45' |
| L10 | N63°26'28"E | 18.11' |
| L11 | S56°22'16"E | 33.44' |
| L12 | S75°53'09"E | 22.69' |
| L13 | N82°56'45"E | 29.64' |
| L14 | S01°56'55"E | 22.36' |
| L15 | S41°17'33"E | 77.99' |
| L16 | N89°54'32"W | 13.94' |



POINT OF BEGINNING



Right-of-Way
Reception No. 358920

Multipurpose Easement
Reception No. 2676494

Lot One
JB Subdivision
Reception No. 2676494
City of Grand Junction
2945-154-58-001

Right-of-Way
Reception No. 2676494

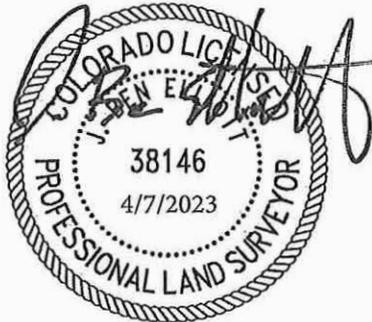
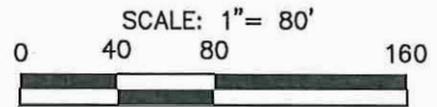
POINT OF COMMENCEMENT

Block Monument Line
Basis of Bearings N89°54'32"W 860.41'
Main Street
Reception No. 11306

N89°54'32"W 363.72'

City Survey Marker
West Main Street at Chuluota Avenue
Chiselled "x" in Monument Box
0.4' Below Surface

City Survey Marker
West Main Street at West Avenue
RR Spike in Monument Box
0.4' Below Surface



High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81501
Tele: 970-254-8649 Fax: 970-241-0451

| | | | | |
|-------------------|-------|-------|-------|----|
| PROJ. NO. 23-04 | Drawn | APP'D | SHEET | OF |
| DATE: April, 2023 | BE | GJ | 1 | 1 |

SHEET 3 OF 3