

## LANDSCAPE EASEMENT

2468 Commerce Blvd.  
GRAND JUNCTION, CO 81505

**Rodney G. Huskey and Linda E. Huskey, Grantor(s)**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, 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 Landscape Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public permitted therein by Grantee, to include the installation, maintenance and repair of appurtenances, which may include but are not limited to, irrigation systems, 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 Landscape Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2945-091-00-086

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(s) 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(s) 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(s) to remove such obstacles from the Easement. If Grantor(s) does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor(s), Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor(s) 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.

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



# EXHIBIT A

## PARCEL 2945-091-00-086 LANDSCAPE EASEMENT (LE-5) TO THE CITY OF GRAND JUNCTION

### LEGAL DESCRIPTION

A variable width landscape easement being a portion of land as described in Reception Number 1086547 located in the Northeast Quarter (NE1/4) of Section 9, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the North Quarter corner (N1/4) of said Section 9, whence the Northeast corner (NE) of said Section 9 bears N89°50'55"E, a distance of 2,639.12 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Commencement S86°49'24"E, a distance of 1,085.21 feet to a point on the West line of said Reception Number 1086547, the South line of land as described in Reception Number 3963 and the Point of Beginning;

thence N89°50'55"E, a distance of 416.80 feet along said South line to a point the East line of said Reception Number 1086547; thence S00°01'25"W, a distance of 12.84 feet along said East line to a point on the existing chain link fence line; thence the following six (6) courses along said chain link fence;

- 1) N89°32'54"W, a distance of 116.61 feet
- 2) N89°25'59"W, a distance of 120.78 feet
- 3) N89°45'38"W, a distance of 78.46 feet
- 4) N88°55'59"W, a distance of 42.12 feet
- 5) N89°31'12"W, a distance of 30.64 feet
- 6) S88°40'55"W, a distance of 28.20 feet to a point on said West line of Reception Number 1086547;

thence N00°01'25"E, a distance of 8.91 feet along said West line to the Point of Beginning.

Said landscape easement CONTAINING **4,397** Square Feet or **0.10** Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266  
City Surveyor - City of Grand Junction  
244 North 7th Street  
Grand Junction, CO 81501



The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

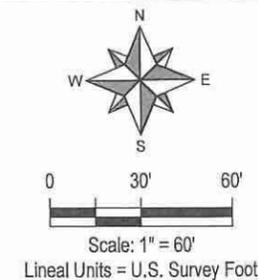
Located in the NE1/4  
Section 9, T1S, R1W, Ute Meridian,  
City of Grand Junction  
County of Mesa, State of Colorado

DRAWN BY: NCW  
DATE: 09/22/25  
REVIEWED BY: RBP  
APPROVED BY: KH  
SCALE:

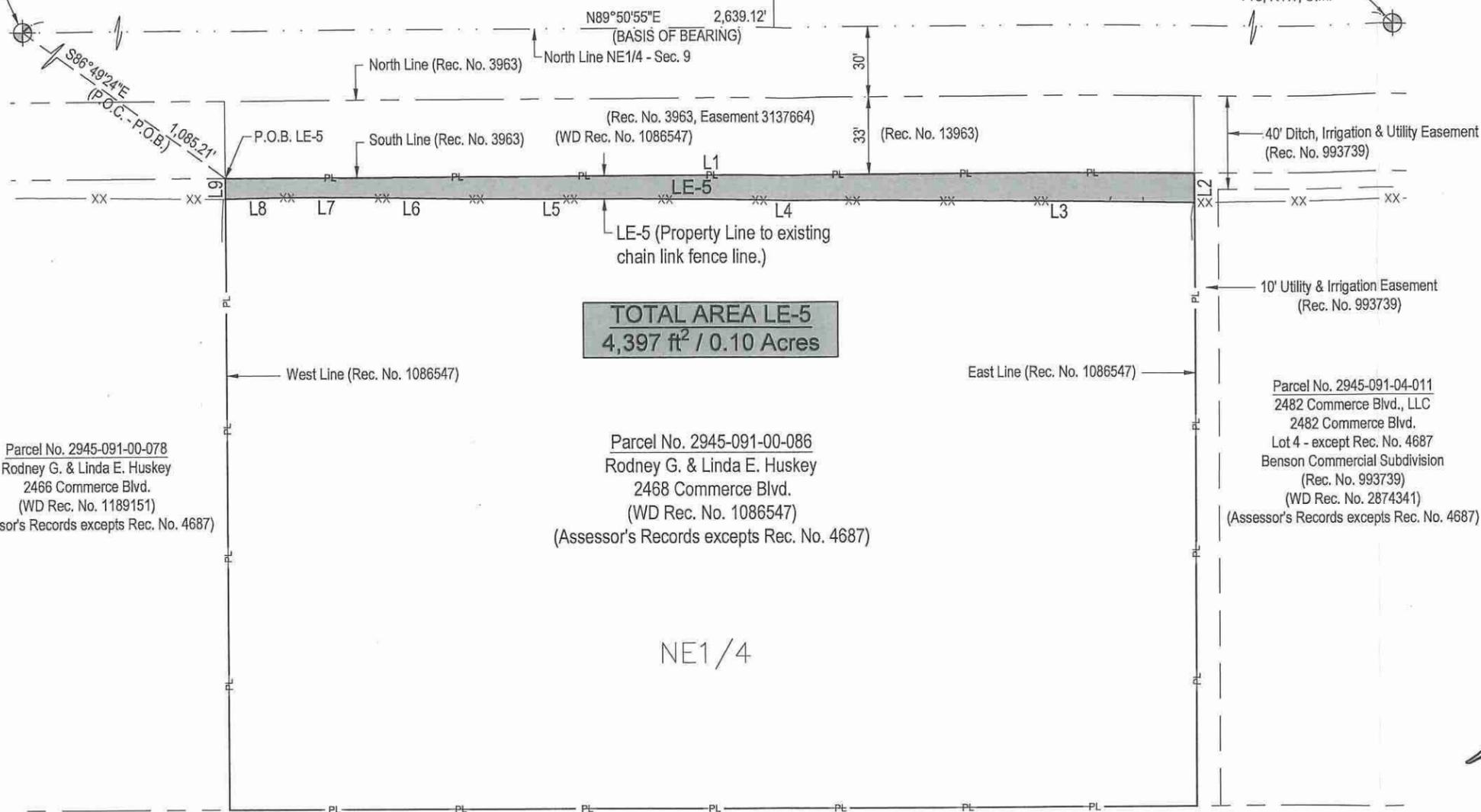
CITY OF  
**Grand Junction**  
COLORADO  
Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, Co. 81501

# EXHIBIT B

## PARCEL 2945-091-00-086 LANDSCAPE EASEMENT (LE-5) TO THE CITY OF GRAND JUNCTION



P.O.C. LE-5  
N1/4 Cor. Sec. 9  
T1S, R1W, U.M.



**TOTAL AREA LE-5**  
4,397 ft<sup>2</sup> / 0.10 Acres

Parcel No. 2945-091-00-078  
Rodney G. & Linda E. Huskey  
2466 Commerce Blvd.  
(WD Rec. No. 1189151)  
(Assessor's Records excepts Rec. No. 4687)

Parcel No. 2945-091-00-086  
Rodney G. & Linda E. Huskey  
2468 Commerce Blvd.  
(WD Rec. No. 1086547)  
(Assessor's Records excepts Rec. No. 4687)

Parcel No. 2945-091-04-011  
2482 Commerce Blvd., LLC  
2482 Commerce Blvd.  
Lot 4 - except Rec. No. 4687  
Benson Commercial Subdivision  
(Rec. No. 993739)  
(WD Rec. No. 2874341)  
(Assessor's Records excepts Rec. No. 4687)

LINE	BEARING	DISTANCE
L1	N89°50'55"E	416.80'
L2	S00°01'25"W	12.84'
L3	N89°32'54"W	116.61'
L4	N89°25'59"W	120.78'
L5	N89°45'38"W	78.46'
L6	N88°55'59"W	42.12'
L7	N89°31'12"W	30.64'
L8	S88°40'55"W	28.20'
L9	N00°01'25"E	8.91'

### LEGEND

- Section Lines
- Adjoiner Lines
- - - Right-of-Way Lines
- - - Easement Lines
- XX- Existing Fence Line
- PL- Property Lines (2468 Commerce Blvd.)



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

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

**ABBREVIATIONS**  
Rec. Reception  
R.O.W. Right-of-Way  
QCD Quick Claim Deed  
U.M. Ute Meridian  
LE Landscape Easement  
P.O.B. Point of Beginning

WD Warranty Deed  
No. Number  
Sec. Section  
T. Township  
R. Range  
SWD Special Warranty Deed  
P.O.C. Point of Commencement

Located in the NE1/4  
Section 9, T1S, R1W, Ute Meridian,  
City of Grand Junction  
County of Mesa, State of Colorado

DRAWN BY: NCW  
DATE: 09/22/25  
REVIEWED BY: RBP  
APPROVED BY: KH  
SCALE: 1" = 60'

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