

LANDSCAPE EASEMENT

2490 Commerce Blvd.
GRAND JUNCTION, CO 81505

R Bailey Holdings, LLC, 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. 5th 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.: 2945-091-15-001

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(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 2945-091-15-001 LANDSCAPE EASEMENT (LE-10) TO THE CITY OF GRAND JUNCTION

LEGAL DESCRIPTION

A variable width landscape easement being a portion of land as described in Reception Number 3081923 located in the Northeast Quarter (NE1/4) of 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 East Sixteen corner (E1/16) on the north line of said Section 9, whence the Northeast corner (NE) of said Section 9 bears N89°50'55"E, a distance of 1,319.56 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from the said Point of Commencement S85°15'29"E, a distance of 738.59 feet to a point on the East line of Lot 1 Security Subdivision as described in Reception Number 1514132, the South line of a portion of land as described in Reception Number 3963 and the Point of Beginning;

thence N89°50'55"E, a distance of 135.00 feet along said South line to a point on the East line of said Lot 1; thence S00°01'25"W, a distance of 12.58 feet along said East line to a point on the existing chain link fence line; thence the following three (3) courses along said chain link fence;

- 1) S89°01'59"W, a distance of 35.45 feet
- 2) S89°15'16"W, a distance of 25.05 feet
- 3) S89°09'37"W, a distance of 74.52 feet to a point on the West line of said Lot 1;

thence N00°01'25"E, a distance of 14.24 feet along said West line to the Point of Beginning.

Said landscape easement CONTAINING 1,813 Square Feet or 0.042 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.

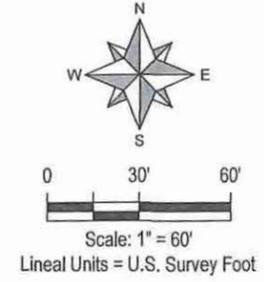
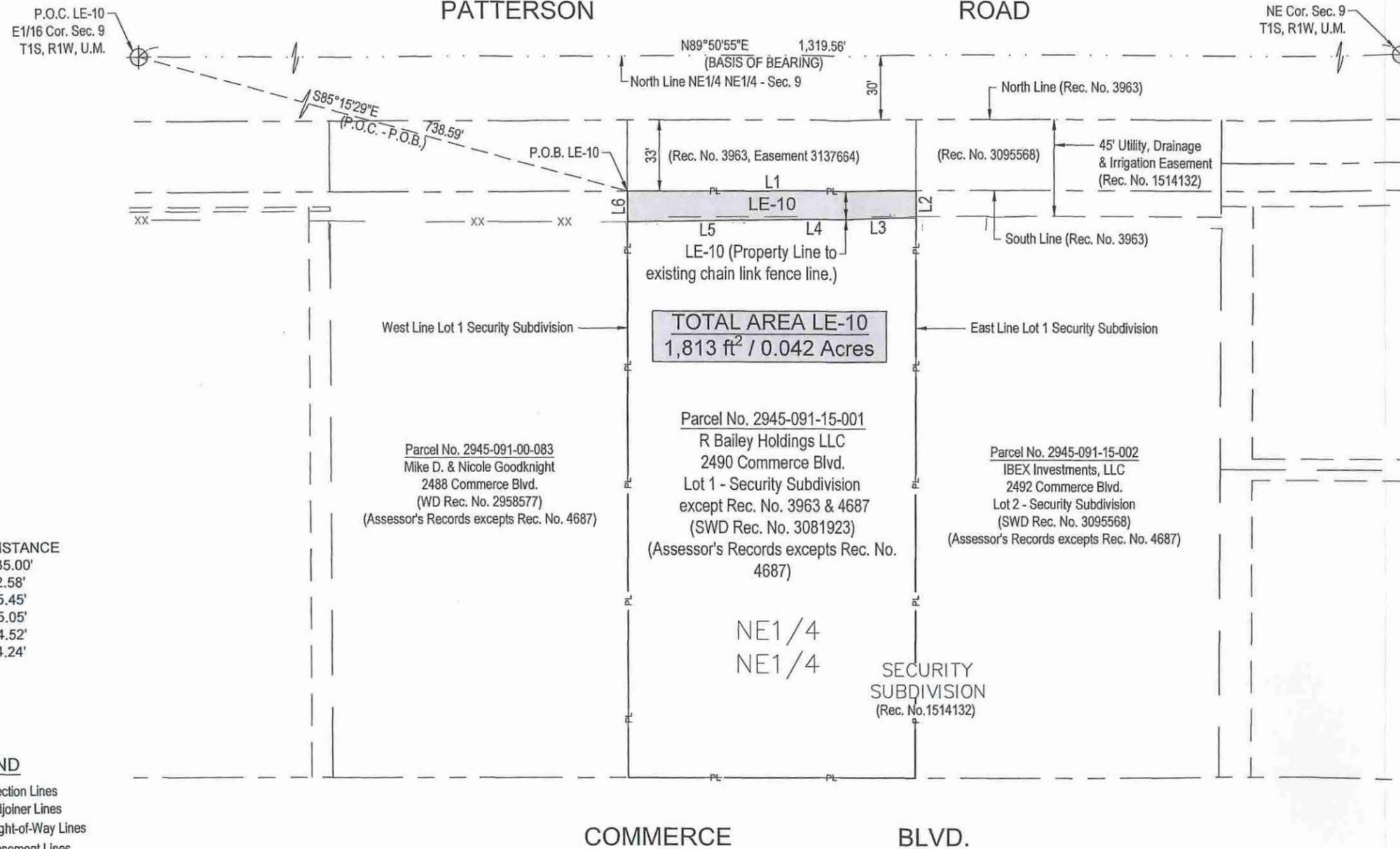
Located in the NE1/4 of the NE1/4
Section 9, T1S, R1W, Ute Meridian,
City of Grand Junction
County of Mesa, State of Colorado

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 2945-091-15-001 LANDSCAPE EASEMENT (LE-10) TO THE CITY OF GRAND JUNCTION



TOTAL AREA LE-10
1,813 ft² / 0.042 Acres

Parcel No. 2945-091-15-001
R Bailey Holdings LLC
2490 Commerce Blvd.
Lot 1 - Security Subdivision
except Rec. No. 3963 & 4687
(SWD Rec. No. 3081923)
(Assessor's Records excepts Rec. No. 4687)

Parcel No. 2945-091-00-083
Mike D. & Nicole Goodknight
2488 Commerce Blvd.
(WD Rec. No. 2958577)
(Assessor's Records excepts Rec. No. 4687)

Parcel No. 2945-091-15-002
IBEX Investments, LLC
2492 Commerce Blvd.
Lot 2 - Security Subdivision
(SWD Rec. No. 3095568)
(Assessor's Records excepts Rec. No. 4687)

NE1/4
NE1/4

SECURITY
SUBDIVISION
(Rec. No. 1514132)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'55"E	135.00'
L2	S00°01'25"W	12.58'
L3	S89°01'59"W	35.45'
L4	S89°15'16"W	25.05'
L5	S89°09'37"W	74.52'
L6	N00°01'25"E	14.24'

- LEGEND**
- Section Lines
 - Adjoiner Lines
 - Right-of-Way Lines
 - Easement Lines
 - XX --- Existing Fence Line
 - PL --- Property Lines (2490 Commerce Blvd.)



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

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ABBREVIATIONS

Rec.	Reception	WD	Warranty Deed
R.O.W.	Right-of-Way	No.	Number
QCD	Quick Claim Deed	Sec.	Section
U.M.	Ute Meridian	T.	Township
LE	Landscape Easement	R.	Range
P.O.B.	Point of Beginning	SWD	Special Warranty Deed
		P.O.C.	Point of Commencement

Located in the NE1/4 of 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

\\EngPro\TRANSPORTATION\C1012 (Patterson Trail 24half to 25half)\B5ROW Acquisition\Parcels\Parcel 10 - R Bailey Holdings LLC\CAD\Parcel 10 - LE.dwg - PLOTTED 2025-09-22