

## LANDSCAPE EASEMENT

599 Northgate Drive  
GRAND JUNCTION, CO 81505

**J & G Enterprises Inc, 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.: 2945-102-12-008

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 2945-102-12-008 LANDSCAPE EASEMENT (LE-15) TO THE CITY OF GRAND JUNCTION

### LEGAL DESCRIPTION

A landscape easement being a portion of the land described in Reception Number 1978358 located in the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Being the north six feet (6') of Lots 1-4 of Westgate Park No. 2 as described in Reception Number 1119013.

Said landscape easement CONTAINING 1,800 Square Feet or 0.041 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.

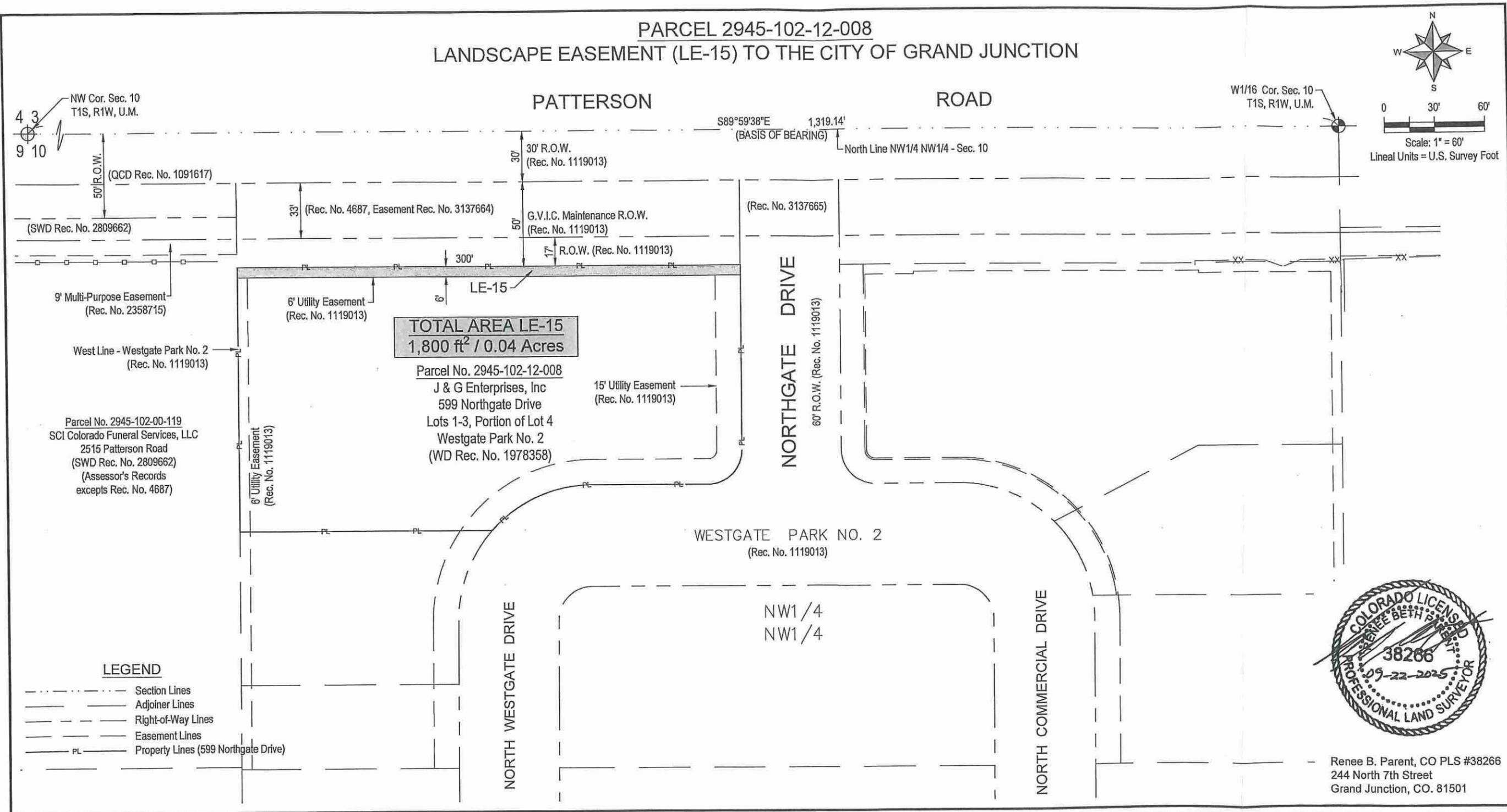
Located in the NW1/4 of the NW1/4  
Section 10, T1S, R1W, Ute Meridian,  
City of Grand Junction  
County of Mesa, State of Colorado

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 2945-102-12-008 LANDSCAPE EASEMENT (LE-15) TO THE CITY OF GRAND JUNCTION



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

Located in the NW1/4 of the NW1/4  
Section 10, 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  
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