

## GRANT OF MULTI-PURPOSE EASEMENT

**P & L Properties, LLC, Grantor**, 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 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, 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.

Being a part of Mesa County Assessor Parcel No.: 2945-091-13-005

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.

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.



# EXHIBIT A

## PARCEL 2945-091-13-005 MULTI-PURPOSE EASEMENT (MPE-3) TO THE CITY OF GRAND JUNCTION

### LEGAL DESCRIPTION

A multi-purpose easement being a portion of land as described in Reception Number 2781325 located in the Northwest Quarter (NW1/4) 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 North Quarter corner (N1/4) of said Section 9, whence the East Sixteenth corner (E1/16) on the north line 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 S84°27'01"E, a distance of 634.21 feet to a point on the west line of Lot 5 Jacobs Commercial Subdivision as described in Reception Number 1274964, the south line of land as described in Reception Number 3963 and the Point of Beginning;

thence N89°50'55"E, a distance of 201.31 feet along said south line to the east line of said Lot 5; thence S00°01'25"W, a distance of 5.55 feet along said east line; thence S89°50'21"W, a distance of 201.31 feet to a point on said west line of Lot 5; thence N00°02'36"E, a distance of 5.58 feet along said west line to the Point of Beginning.

Said multi-purpose easement CONTAINING 1,120 Square Feet or 0.026 Acres, more or less, as described.

Authored by: Alexandre B. Lheritier, CO PLS #38464  
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.

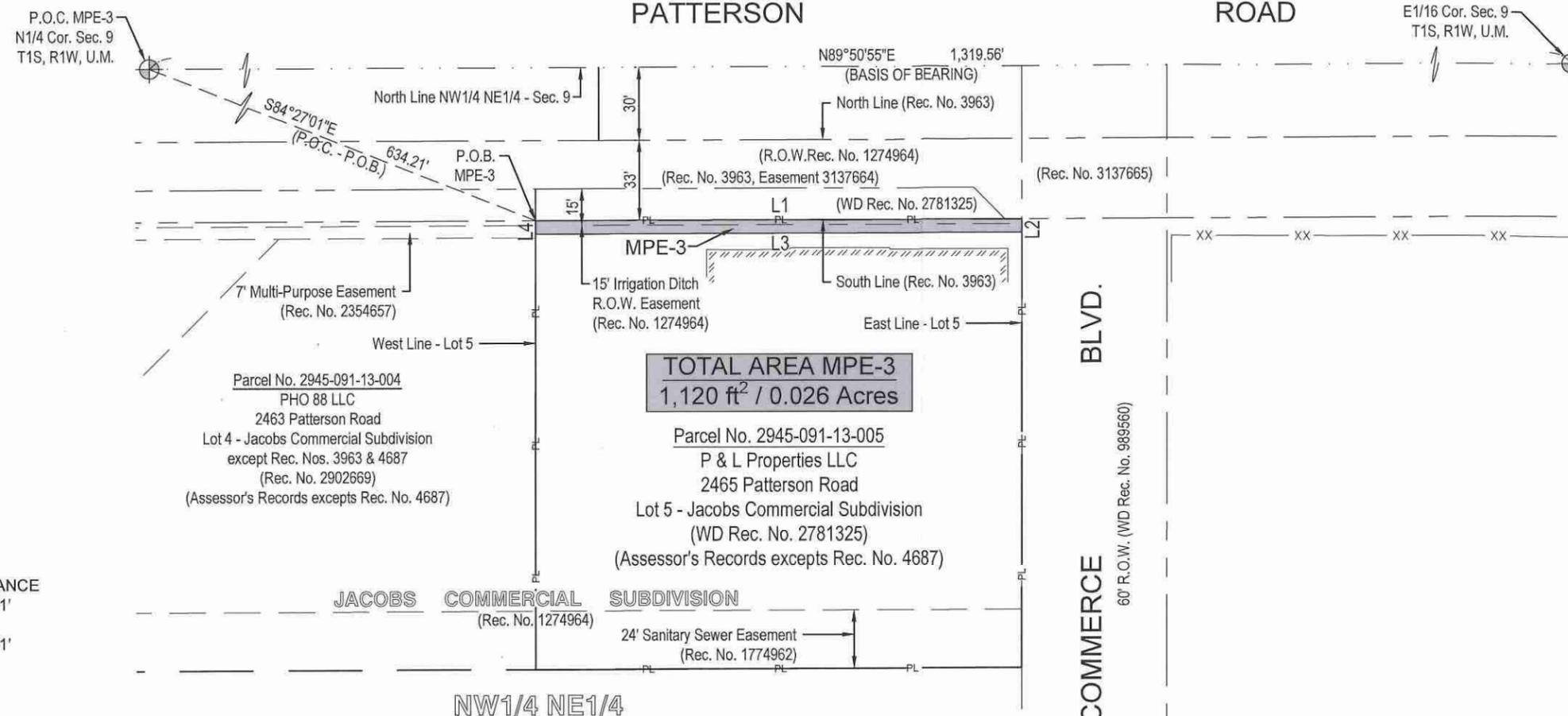
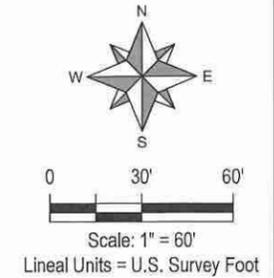
Located in the NW1/4 of the NE1/4  
Section 9, T1S, R1W, Ute Meridian,  
City of Grand Junction  
County of Mesa, State of Colorado

DRAWN BY: NCW  
DATE: 09/26/25  
REVIEWED BY: ABL  
APPROVED BY: KH  
SCALE: \_\_\_\_\_

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

# EXHIBIT B

## PARCEL 2945-091-13-005 MULTI-PURPOSE EASEMENT (MPE-3) TO THE CITY OF GRAND JUNCTION



**TOTAL AREA MPE-3**  
 1,120 ft<sup>2</sup> / 0.026 Acres

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N89°50'55"E	201.31'
L2	S00°01'25"W	5.55'
L3	S89°50'21"W	201.31'
L4	N00°02'36"E	5.58'

**LEGEND**

- Section Lines
- Adjoiner Lines
- - - Right-of-Way Lines
- - - Easement Lines
- Existing Building
- XX Existing Fence Line
- PL Property Lines (2465 Patterson Road)



Alexandre B. Lheritier, CO PLS #38464  
 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
MPE	Multi-Purpose Easement	R.	Range
P.O.B.	Point of Beginning	SWD	Special Warranty Deed
		P.O.C.	Point of Commencement

Located in the NW1/4 of the NE1/4  
 Section 9, T1S, R1W, Ute Meridian,  
 City of Grand Junction  
 County of Mesa, State of Colorado

DRAWN BY:	NCW
DATE:	09/26/25
REVIEWED BY:	ABL
APPROVED BY:	KH
SCALE:	1" = 60'

**CITY OF**  
**Grand Junction**  
 COLORADO

Engineering & Transportation  
 Department

244 North 7th Street - Grand Junction, Co. 81501

N:\EngProj\TRANSPORTATION\C1012 (Patterson Trail 24half)\SRROW Acquisition\Parcels\Parcel 03 - P & L Properties LLC\CAD\Parcel 3 - MPE.dwg - PLOTTED 2025-09-26