

GRANT OF MULTI-PURPOSE EASEMENT

Wesley N. Page, 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. 5th 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, public sidewalks and trails, 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.: 2945-043-00-046

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. Grantee shall restore the surface of the Easement with customary grasses or other ground cover, to its original condition, except as modified by project improvements.

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

2945-043-00-046

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16

A fourteen foot (14') wide parcel of land being a portion of a tract described in Reception Number 2127250, located in the North One-Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center 1/4 Corner of said Section 4, and assuming the East line of said NE1/4 SW1/4 bears N00°01'45"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°01'45"W, a distance of 658.70 feet along said East line; thence N89°58'15"W, a distance of 30.00 feet to the southeast corner of Right-of-Way Parcel No. RW-16; thence S89°53'37"W a distance of 10.00 feet to the Southwest corner of said Right-of-Way Parcel No. RW-16 being the Point of Beginning;

thence S89°53'37"W, a distance of 14.00 feet along the South line of said tract; thence N00°01'45"E, a distance of 103.00 feet to a point lying on the North line of said tract; thence N89°53'37"E, a distance of 14.00 feet along said North line to the Northwest corner of said Right-of-Way Parcel No. RW-16; thence S00°01'45"W, a distance of 103.00 feet along the West line of said Right-of-Way Parcel No. RW-16 to the Point of Beginning.

Said Parcel of land CONTAINING 1,442 Square Feet or 0.03 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



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately		

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, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: NCW
DATE: 04-16-2025
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: _____

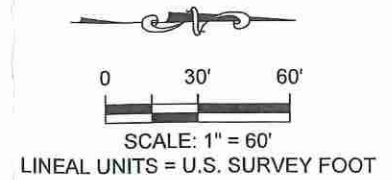
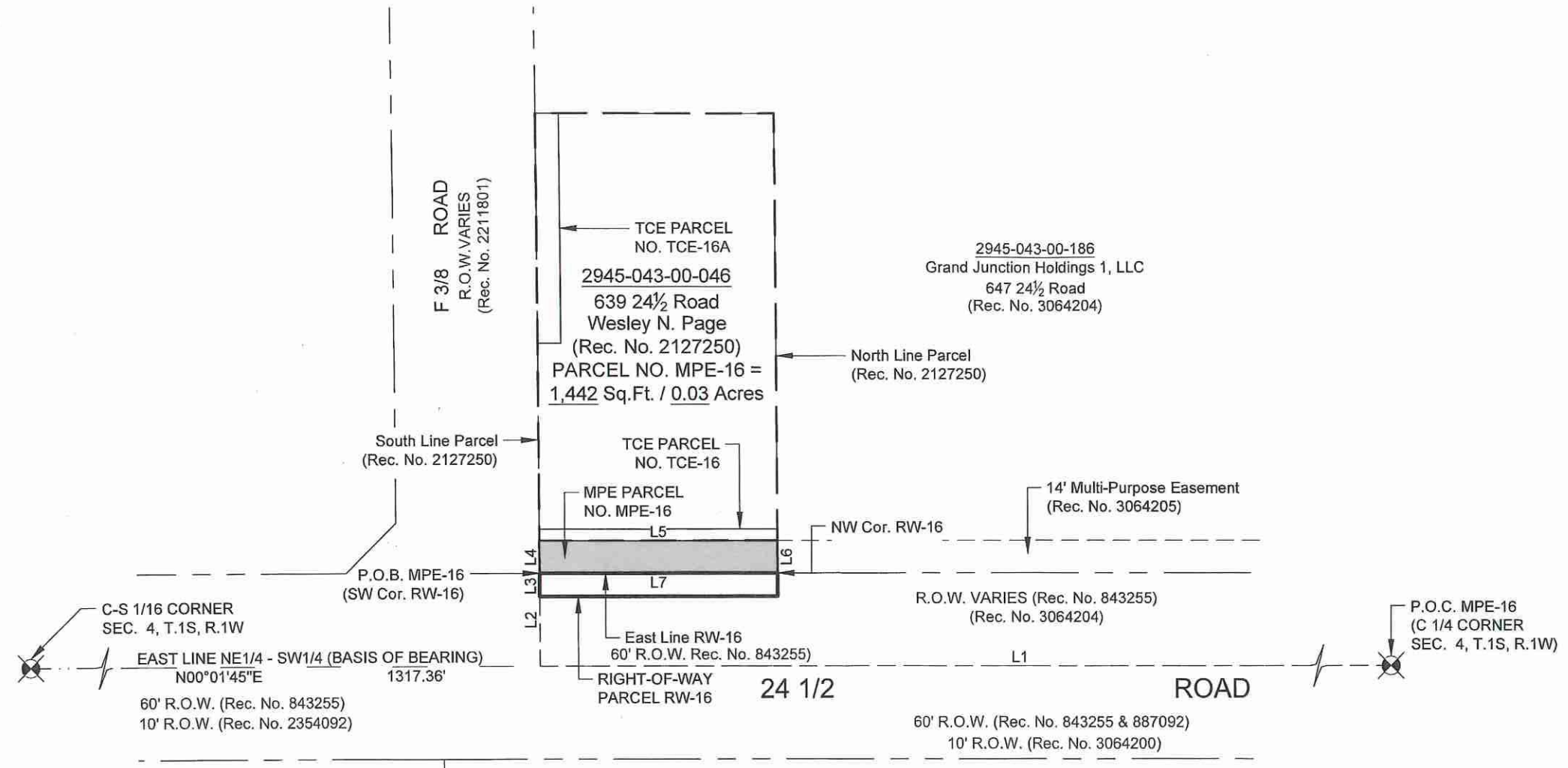
Portion of 2945-043-00-046
Located in the N1/2 NE1/4 SW1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

EXHIBIT B

2945-043-00-046 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16



LINE DATA

LINE	BEARING	DISTANCE
L1	S00°01'45"W	658.70'
L2	N89°58'15"W	30.00'
L3	S89°53'37"W	10.00'
L4	S89°53'37"W	14.00'
L5	N00°01'45"E	103.00'
L6	N89°53'37"E	14.00'
L7	S00°01'45"W	103.00'



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

N:\EngProj\F210303 (24.5 Rd from F to F.5 Rd)\BSROW Acquisition\Parcels\Parcel 16_639 24.5 Road\Parcel 16 Acquisition Docs.dwg - PLOTTED 2025-04-16

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DRAWN BY: NCW
DATE: 04-16-2025
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 60'

Portion of 2945-043-00-046
Located in the N1/2 NE1/4 SW1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



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