

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: N/A
	Description: 24 ½ Road, Patterson to G Road
	Owner(s): Wesley N. Page
	Parcels: RW-16, MPE-16, TCE-16, TCE-16A

This Memorandum of Agreement ("Agreement") is made and entered into this 7 day of July, 2025, by and between **Wesley N. Page** hereinafter referred to as "the Owner", and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City".

RECITALS:

- A. The City of Grand Junction, a Colorado home rule municipality ("City"), is proceeding with implementation of the 24 ½ Road, Patterson to G Road Project ("Project"). The Project will widen and add street improvements to 24 ½ Road from Patterson Road at the southern point to G Road at the northern point. Improvements include sidewalk, curb and gutter to accommodate pedestrian and bicycle mobility, and storm drainage facilities ("Project Improvements"). Construction of the Project is anticipated to begin prior to Spring of 2026.
- B. The Owner owns certain real property within the limits of the Project located at 639 24 ½ Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-043-00-046, hereinafter referred to as "the Owner's Property".
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-16: A parcel of land in fee simple to be used as public right of way for 24 ½ Road containing a total area of 1,030 square feet (0.02 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "A" and depicted on the accompanying graphic illustration labeled Exhibit "B"; and also

Parcel No. MPE-16: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 1,442 square feet (0.03 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "C" and depicted on the accompanying graphic illustration labeled Exhibit "D"; and also

Parcel No. TCE-16: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 515 square feet (0.01 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit "E". The City's required duration of use for Parcel No. TCE-16 is 12 months.

Parcel No. TCE-16A: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 989 square feet (0.02 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit "E". The City's required duration of use for Parcel No. TCE-16A is 12 months.

The above referenced real property interests may be referred to collectively hereafter as the "Acquired Property".

- D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:


Parcel No. RW-16:	1,030 sq.ft. @ \$9.00/sq.ft.	= \$9,270
Parcel No. MPE-16	1,442 sq.ft. @ \$9.00/sq.ft. x 50%	= \$6,489
Parcel No. TE-16:	515 sq.ft. @ \$9.00/sq.ft. x 10% x 1 year	= \$464
Parcel No. TE-16A:	989 sq.ft. @ \$9.00/sq.ft. x 10% x 1 year	= \$890
Total Land & Easement Value		= \$17,113
Improvements:		
<ul style="list-style-type: none"> • Irrigated sod/lawn/grass, asphalt driveway segment, Asphalt curbing, 8' x 8' landscape timber, locust tree 		= \$10,618
Total Improvements Contributory Value		= \$10,618
Administrative Settlement		= \$500.00
Total Consideration (rounded)		= \$28,300.00

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcel No. RW-16.
 - c. One (1) good and sufficient Multi-Purpose Easement Agreement for parcel MPE-16.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcel No. TCE-16 & TCE-16A.
 - e. One (1) completed and executed Federal Form W-9.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
6. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
7. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
8. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:



Wesley N. Page

**The City of Grand Junction,
a Colorado home rule municipality:**



Michael P. Bennett, City Manager

EXHIBIT A

2945-043-00-046
RIGHT-OF-WAY PARCEL NO. RW-16

A 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 said tract as described in Reception Number 2127250 being the Point of Beginning;

thence S89°53'37"W, a distance of 10.00 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 10.00 feet along said North line to the Northeast corner of said tract; thence S00°01'45"W, a distance of 103.00 feet along the East line of said tract to the Point of Beginning.

Said Parcel of land CONTAINING 1,030 Square Feet or 0.02 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



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

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: _____

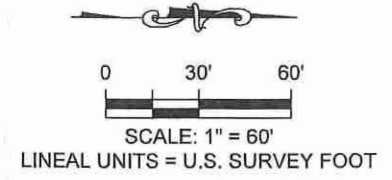
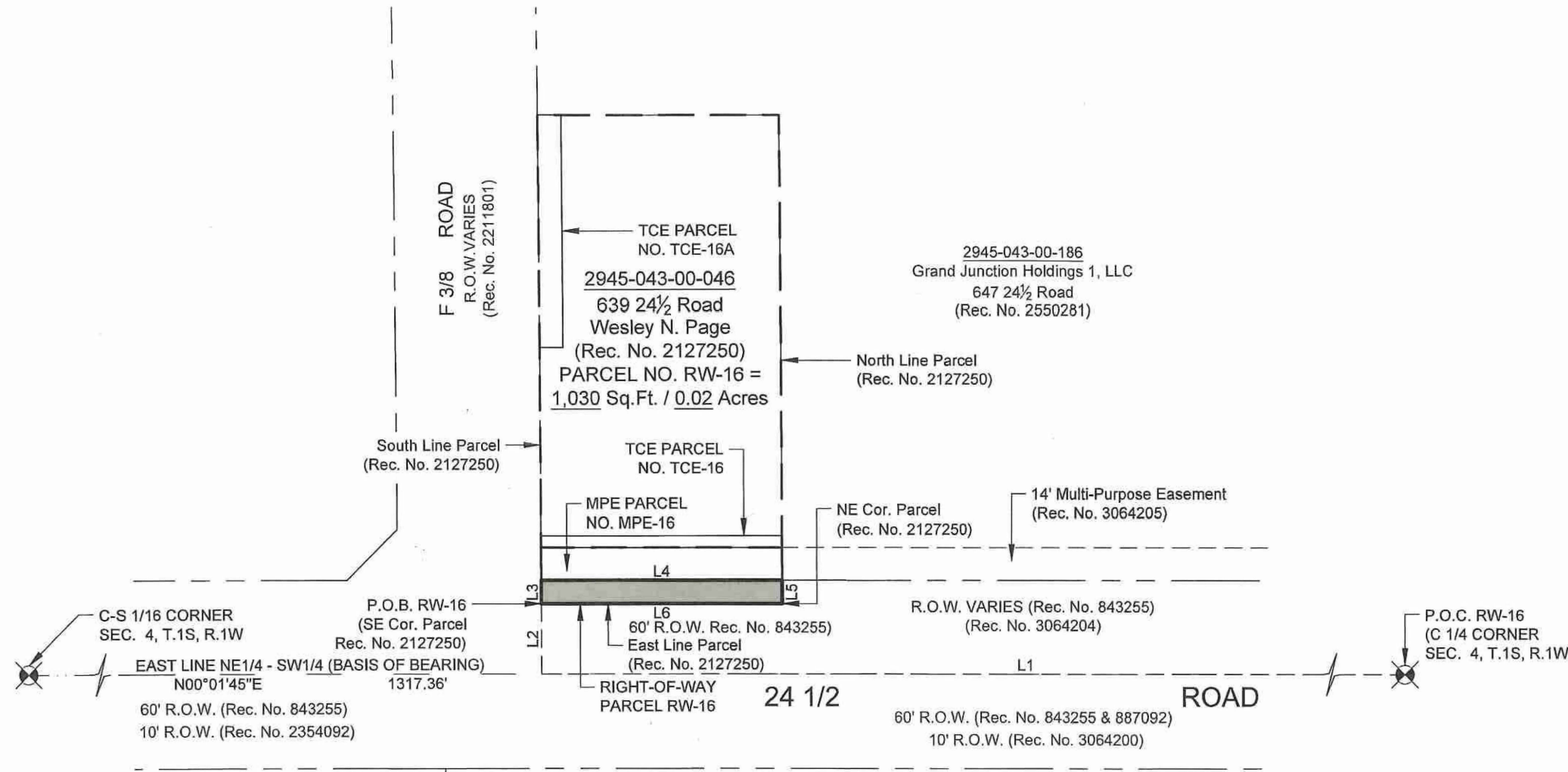
Portion of 2945-043-00-046
Located in the N1/2 NE1/4 SW1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

EXHIBIT B

2945-043-00-046
RIGHT-OF-WAY PARCEL NO. RW-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	N00°01'45"E	103.00'
L5	N89°53'37"E	10.00'
L6	S00°01'45"W	103.00'



Renee B. Parent, CO PLS #38266
244 North 7th Street
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N:\EngPro\F210303 (24.5 Rd from F to F.5 Rd)\55ROW Acquisition\Parcels\Parcel 16_639 24.5 Road\Parcel 16 Acquisition Docs.dwg - PLOTTED 2025-04-16

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
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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



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

EXHIBIT C

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



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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		

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

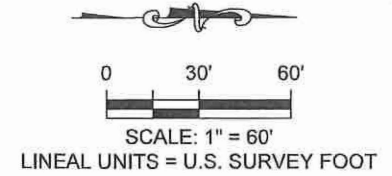
Portion of 2945-043-00-046
 Located in the N1/2 NE1/4 SW1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 County of Mesa, State of Colorado



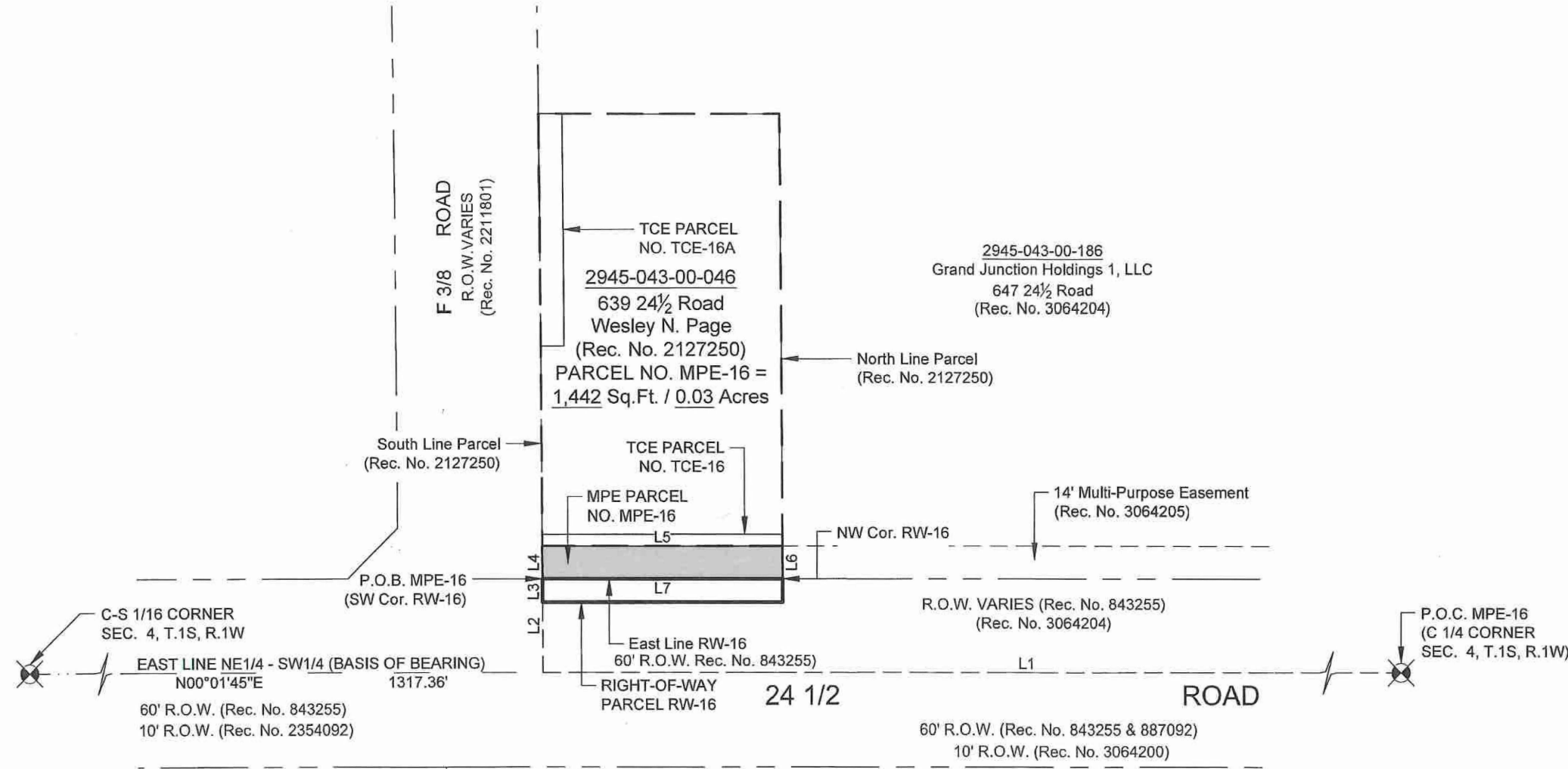
ENGINEERING &
 TRANSPORTATION DEPARTMENT
 PROJECT NO. 207-F210303

EXHIBIT D

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
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ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
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R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
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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

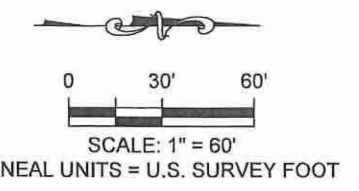
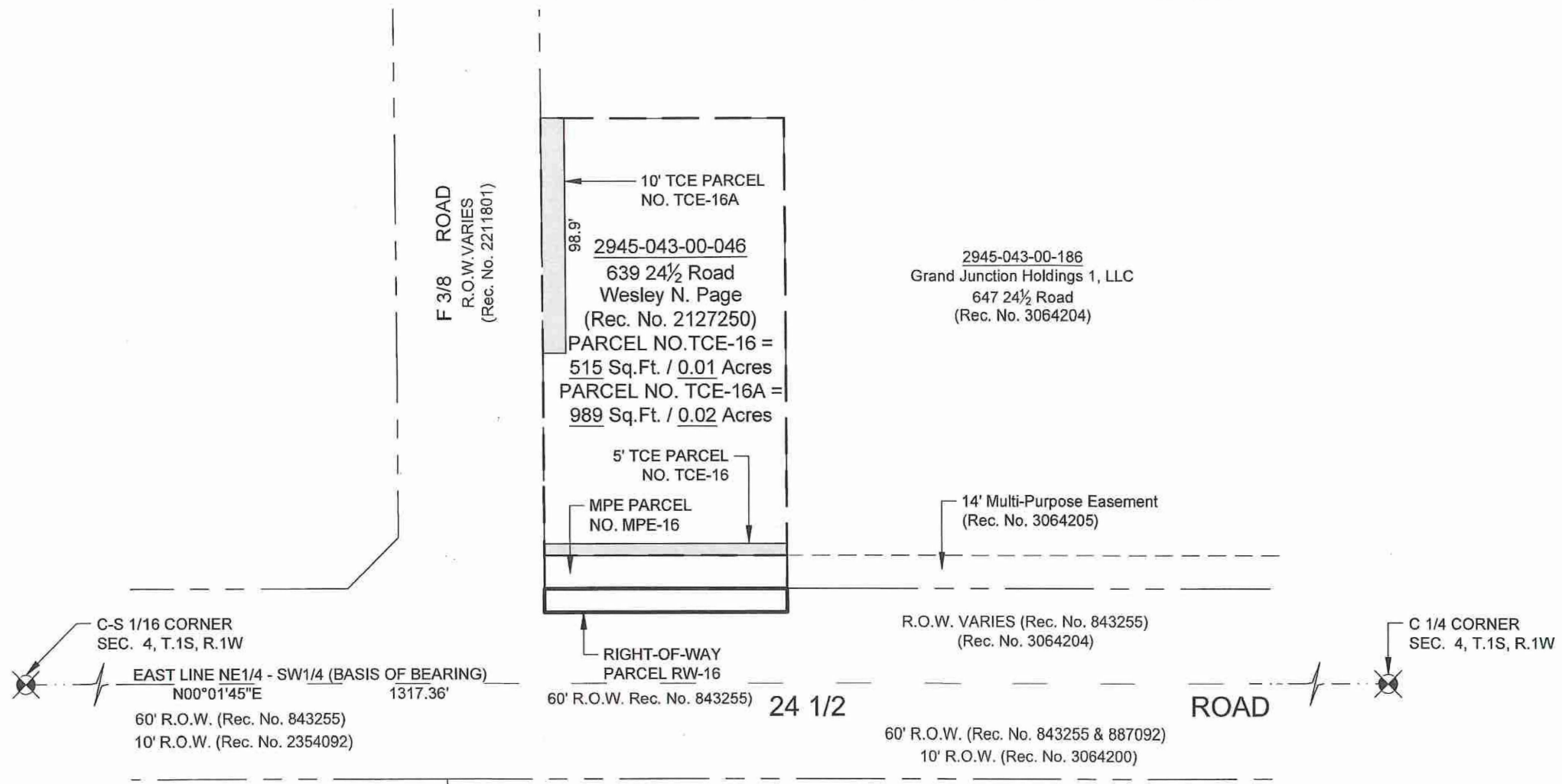
CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

EXHIBIT E

2945-043-00-046

TEMPORARY CONSTRUCTION EASEMENT PARCELS NO. TCE-16 / TCE-16A



N:\EngPro\F210303 (24.5 Rd from F to F.5 Rd)\B5R0W Acquisition\Parcels\Parcel 16_639 24.5 Rd\Parcel 18 Acquisition Docs.dwg - PLOTTED 2025-04-16



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ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception
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SEC.	Section	MPE Multi-Purpose Easement
T.	Township	TCE Temporary Construction Easement
R.	Range	U.M. Ute Meridian
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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 A

2945-043-00-046 RIGHT-OF-WAY PARCEL NO. RW-16

A 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:

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thence S89°53'37"W, a distance of 10.00 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 10.00 feet along said North line to the Northeast corner of said tract; thence S00°01'45"W, a distance of 103.00 feet along the East line of said tract to the Point of Beginning.

Said Parcel of land CONTAINING 1,030 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
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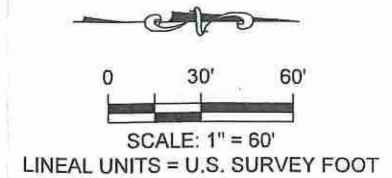
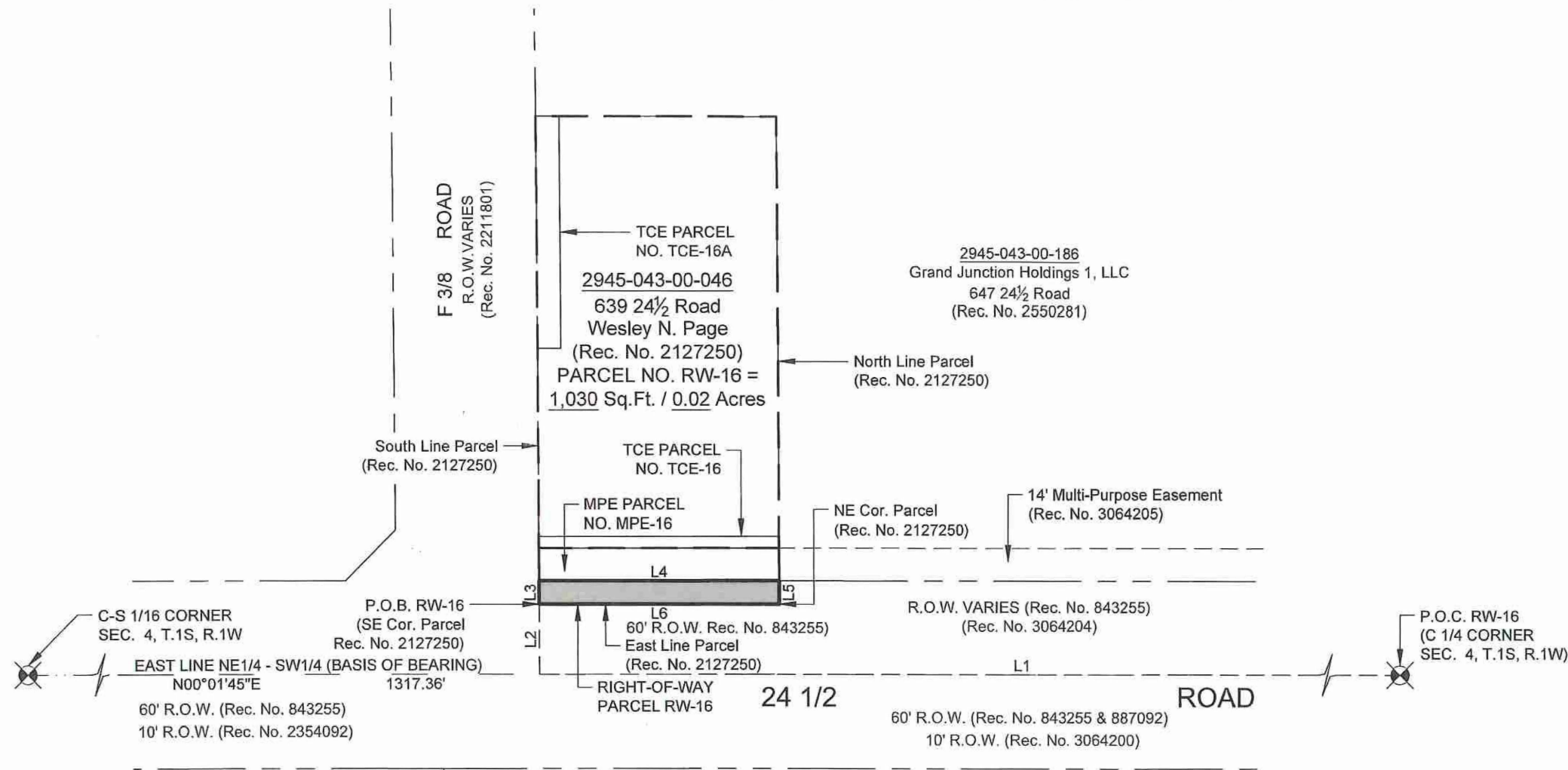
Portion of 2945-043-00-046
Located in the N1/2 NE1/4 SW1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

EXHIBIT B

2945-043-00-046
RIGHT-OF-WAY PARCEL NO. RW-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	N00°01'45"E	103.00'
L5	N89°53'37"E	10.00'
L6	S00°01'45"W	103.00'



Renee B. Parent, CO PLS #38266
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ABBREVIATIONS

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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

CITY OF
Grand Junction
COLORADO

**ENGINEERING &
TRANSPORTATION DEPARTMENT**
PROJECT NO. 207-F210303

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.

Executed and delivered this 2 day of July, 2025.

Wesley N Page
Wesley N. Page

State of COLORADO)
County of MESA) ss.

The foregoing instrument was acknowledged before me this 2 day of July, 2025, by Wesley N. Page.

Witness my hand and official seal.
My Commission Expires: 12-31-2027

JUSTINA LOUISE THOMPSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194048154
MY COMMISSION EXPIRES DECEMBER 31, 2027

[Signature]
Notary Public

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



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

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: _____

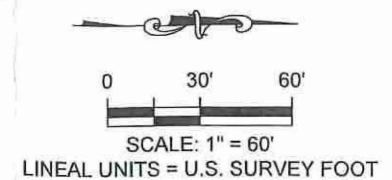
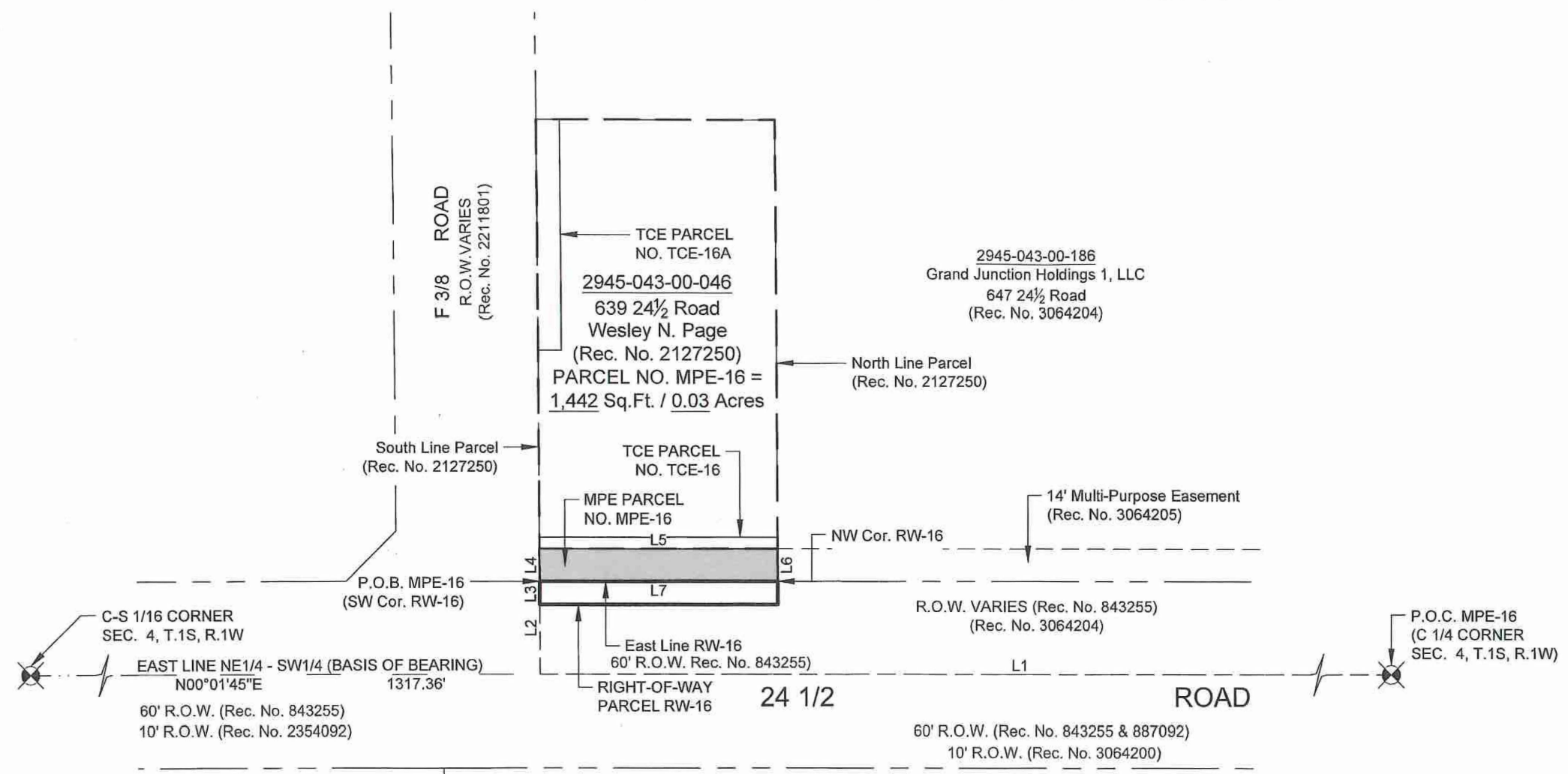
Portion of 2945-043-00-046
 Located in the N1/2 NE1/4 SW1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 County of Mesa, State of Colorado

CITY OF
Grand Junction
 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

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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



ENGINEERING &
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PROJECT NO. 207-F210303

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

639 24 ½ Road, Grand Junction, CO 81505

This Temporary Construction Easement Agreement ("Agreement") is made and entered into this 7 day of July, 2025 by and between **Wesley N. Page**, hereinafter referred to as "Owner" whose address is 639 24 ½ Road, Grand Junction, CO 81505, and the **City of Grand Junction, a Colorado home rule municipality**, hereinafter referred to as "City," whose address is 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "City".

RECITALS:

- A. The City has determined that constructing improvements for 24 ½ Road, Patterson to G Road, which includes the installation, replacement, repair and upgrade of roadway improvements including but not limited to the construction and installation of a signalized intersection with turn lanes, crosswalks, median modifications, changes to access and public utilities including but not limited to, electric power, irrigation, potable water, storm sewer and sanitary sewer (collectively, the "Project") is necessary for the health, safety and welfare of the inhabitants of the City.
- B. Owner is the owner of the parcel of land with an address of 639 24 ½ Road, Grand Junction, CO 81505 as identified in the document recorded with Reception Number 2501136, in the Mesa County Clerk and Recorder's records ("Owner's Property"). The Project shall include the installation of some of the improvements on or adjacent to Owner's Property.
- C. To facilitate prudent and proper completion of the Project improvements, the City needs the Owner's permission to temporarily access and traverse the Owner's Property with workers and equipment in accordance with the terms and conditions of this Agreement and within the limits of the Owner's Property.

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration as herein stated, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. The Owner hereby grants and conveys to the City one (1) Temporary Construction Easement within the limits of the Owner's Property as depicted on the attached **Exhibit "A"** which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.
2. The term of the City's use of the Temporary Construction Easements herein granted is nonexclusive, except that the Owner agrees that Owner or its successors, heirs, or assigns, shall not erect or construct any building or other permanent structure within the Easement Areas or interfere with City's access, use or operation within the Easements without first obtaining written consent of the City's Manager or City's Public Works Director. The Temporary Construction Easements shall commence with written notice presented at least 48 hours prior to the commencement to Owner at Owner's address above by ordinary US mail (presentation complete upon mailing) or in person and shall expire at midnight 12 months from the date of presentation of the written notice to Owner.
3. This Agreement is temporary in nature and is not intended to affect the title of the Owner's Property. Owner shall be responsible for informing any successor, heir, or assignee of this Agreement.

4. As a condition of accepting this grant of Temporary Construction Easement, the City agrees, at the City's sole cost and expense, to reasonably repair and restore those portions of the Owner's Property affected or damaged by the City's construction activities and to return said affected areas to the Owner in a condition reasonably approximate to that which existed prior to entry by the City, except the City shall have no obligation to repair or replace any improvements, vegetation, trees or surface cover that were acquired by City as consideration for this Easement and/or other conditions as agreed in that Memorandum of Agreement between Owner and City dated July 7 2025.
5. This Agreement otherwise embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by both parties. This Agreement and the terms and conditions hereof apply to and are binding upon the successors, heirs and authorized assigns of both parties.

Dated the day and year first above written.

Wesley N. Page

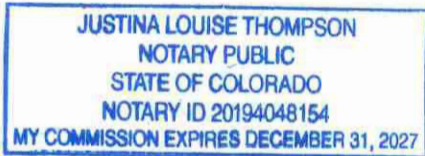
 Wesley N. Page

State of COLORADO)
) ss.
 County of MESA)

The foregoing instrument was acknowledged before me this 2 day of July, 2025, by Wesley N. Page.

Witness my hand and official seal.

My Commission Expires: 12-31-2027



[Signature]

 Notary Public

City of Grand Junction,
 a Colorado home rule municipality:

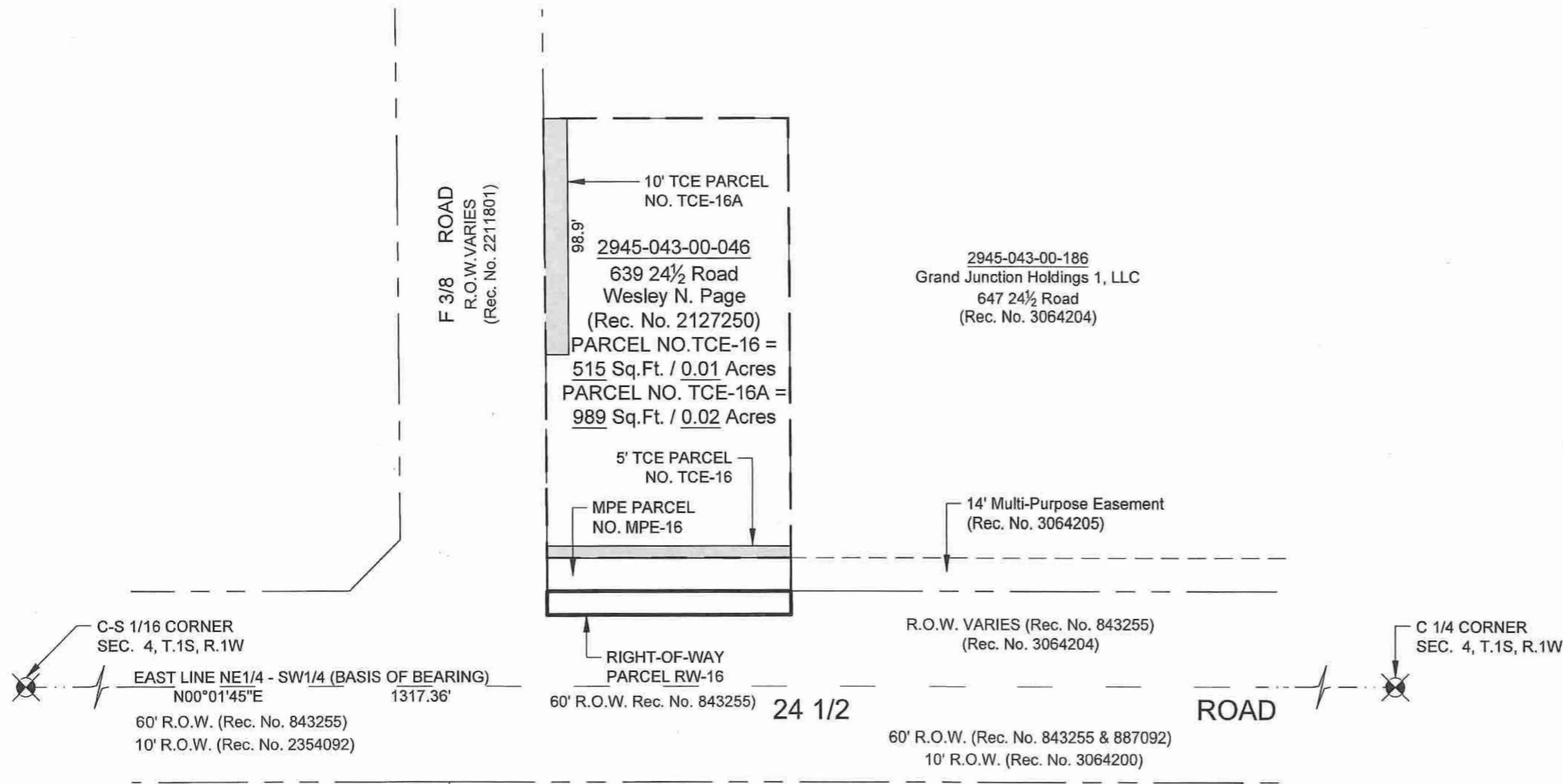
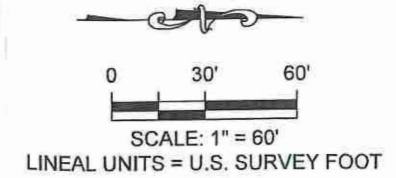
[Signature]

 Michael P. Bennett, City Manager

EXHIBIT A

2945-043-00-046

TEMPORARY CONSTRUCTION EASEMENT PARCELS NO. TCE-16 / TCE-16A



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

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