

GRANT OF MULTI-PURPOSE EASEMENT

SRE COLORADO 6, LLC, a Colorado limited liability company, 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.: 2945-042-69-003

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.

Executed and delivered this 8 day of February, 2023.

SRE COLORADO 6, LLC,
A Colorado limited liability Company

By: [Signature]

Title: V.P.

State of NORTH CAROLINA
County of MECKLENBURG ss.

The foregoing instrument was acknowledged before me this 08 day of FEB,
2023, by JOHN E. RUSS III as VP of
SRE COLORADO 6, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 08/19/2026

[Signature]
Notary Public

NATALIE PAIGE DACZKOWSKI
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 8-19-2026

EXHIBIT A

LEGAL DESCRIPTION

2945-042-69-003

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-1

A five foot (5') wide parcel of land being a portion of Lot 3, Subaru Subdivision, as described in Reception Number 2712559 lying in the SW1/4 NW1/4 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 West 1/4 Corner of said Section 4, and assuming the South line of said SW1/4 NW1/4 bears N89°55'03"E with all other bearings contained herein being relative thereto; thence from said point of commencement, N89°55'03"E along said South line, a distance of 70.00 feet; thence N00°03'20"W, a distance of 123.88 feet, to a point on the south line of Lot 3, Subaru Subdivision, said land described in Reception Number 2712559; and the Point of Beginning;

thence N00°03'20"W, a distance of 57.70 feet, along the easterly line of a 40.00' multi-purpose easement dedicated at Reception Number 2513435; thence leaving said easterly line, N89°55'03"E, a distance of 5.00 feet; thence S00°03'20"E, a distance of 57.70 feet to a point on the South line of said Lot 3; thence S89°55'03"W along said South Line, a distance of 5.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 289 Square Feet or 0.01 Acres, more or less, as described.

Authored by: Jodie L Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd., Suite A
Grand Junction, CO 81507



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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		

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: 05-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE:

Portion of 2945-042-69-003
Located in part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

