

GRANT OF MULTI-PURPOSE EASEMENT

F One-Half Acquisition 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.: 2945-042-00-042
Being a parcel of land described at Reception No. 3045682
as recorded in the Mesa County Colorado Clerk and Recorder's records

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 21 day of FEB, 2023.

**F One-Half Acquisition LLC,
a Colorado Limited Liability Company**

By: 
Shannon Sweeney, Manager

State of Colorado)
County of Pitkin)ss

The foregoing instrument was acknowledged before me this 21 day of FEB, 2023 by Shannon Sweeney as Manager of F One-Half Acquisition LLC, a Colorado Limited Liability Company.

My commission expires 10/17/2024.

Witness my hand and official seal.


Notary Public

ELSA NELLY CABALLERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164039530
MY COMMISSION EXPIRES OCTOBER 17, 2024

EXHIBIT A

LEGAL DESCRIPTION

2945-042-00-024

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-4

A parcel of land being a portion of the tract of land as described in Reception Number 2964465 located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) 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 SE Corner of the said SE1/4NW1/4 of said Section 4, and assuming the South line of said SE1/4NW1/4 bears N89°55'28"E with all other bearings contained herein being relative thereto; thence N0°01'45"E along the East line of said SE1/4NW1/4 a distance of 20.00 feet to a point being the Northeast Corner of Parcel Right-of-Way RW-4, thence along the Northern Boundary line of said Right-of-Way RW-4 for the following three (3) courses, 1) S89°55'28"W a distance of 660.00 feet; 2) N0°01'45"E, a distance of 119.00 feet; 3) S89°55'28"W, a distance of 21.00 feet to the Point of Beginning; thence along the Northern boundary of the said Parcel No. MPE-4 for the following six (6) courses: 1) S89°55'28"W, a distance of 14.00 feet; 2) S0°01'45"W, a distance of 52.62 feet; 3) S83°28'55", a distance of 4.18 feet; 4) S89°55'28"W a distance of 485.36 feet; 5) Northwesterly along the arc of a 706.00 foot radius curve concave Northerly, a distance of 174.81 feet thru a central angle of 14°11'14" whose chord bears N82°22'00"W, a distance of 174.37 feet; 6) Northwesterly along the arc of a 894.00 foot radius curve concave Southerly, a distance of 95.63 feet thru a central angle of 06°07'44" whose chord bears N78°20'15"W, a distance of 95.59 feet to a point on the West line of the said tract; thence S0°00'21"W along the said West line, a distance of 14.16 feet to the Northwest Corner of said RW-4; thence along the Northern boundary of the said RW-4 for the following six (6) courses: 1) Southeasterly along the arc of a 880.00 foot radius curve concave Southerly, a distance of 92.02 feet thru a central angle of 05°59'28" whose chord bears S78°16'07"E, a distance of 91.98 feet; 2) Southeasterly along the arc of a 720.00 foot radius curve concave Northerly, a distance of 178.36 feet thru a central angle of 14°11'35" whose chord bears S82°22'11"E, a distance of 177.90 feet; 3) N89°55'28"E, a distance of 486.22 feet; 4) N83°28'55"E, a distance of 17.29 feet; 5) Northeasterly along the arc of a non-tangent 32.91 foot radius curve concave Westerly, a distance of 3.01 feet thru a central angle of 05°14'29" whose chord bears N03°10'45"E, a distance of 3.01 feet; 6) N0°01'45"E, a distance of 62.15 feet to the Point of Beginning.

Said Parcel of land CONTAINING 11562 Square Feet or 0.27 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



N:\Landscape\5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilition\Parcel 4\CAD\Parcel 4 V3 Aquilition Docs.dwg - PLOTTED 2022-10-11

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
R.	Section	MPE	Multi-Purpose Easement
S.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	PSCO	Public Service Company Of Colorado

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: MJH
DATE: 10-10-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-042-00-024
Located in parts of the SE $\frac{1}{4}$ NW $\frac{1}{4}$
& the SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



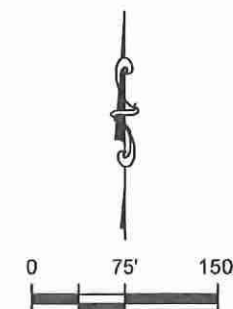
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

EXHIBIT B

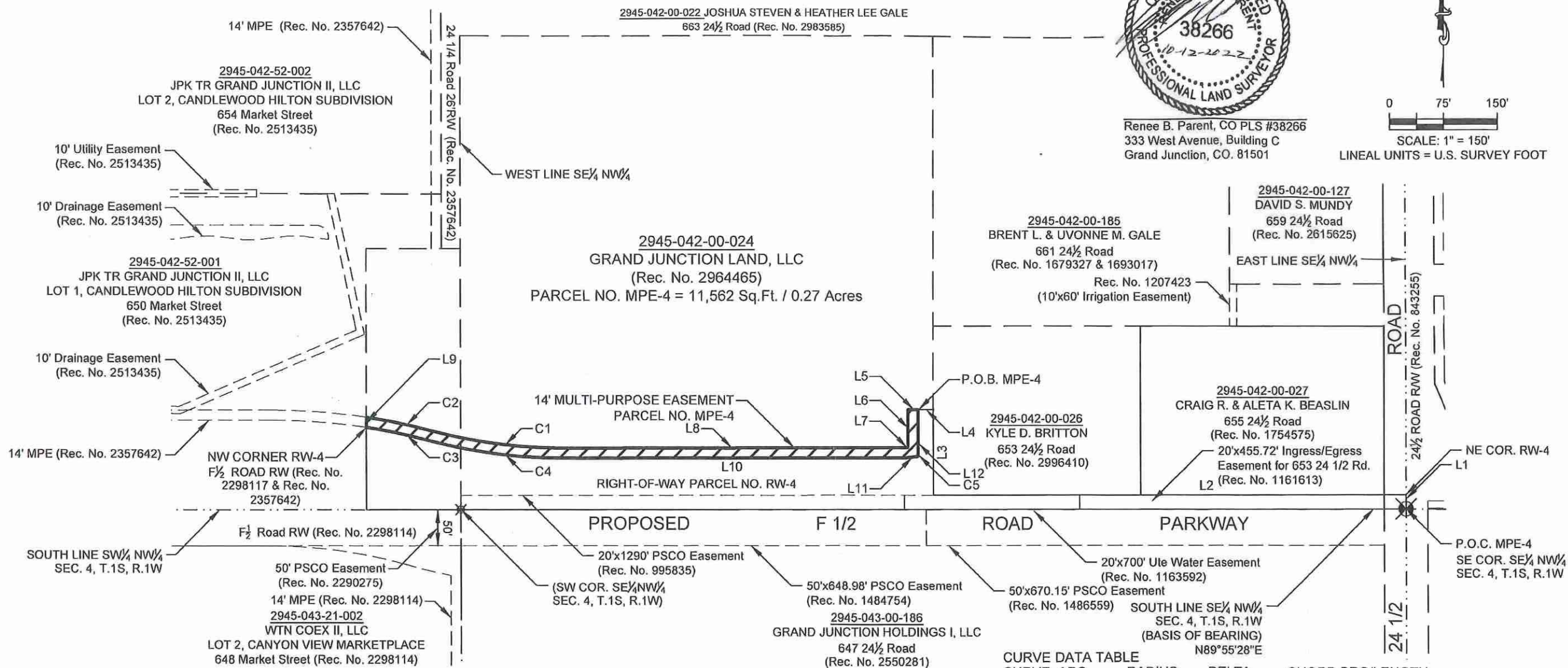
2945-042-00-024 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-4



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501



SCALE: 1" = 150'
LINEAL UNITS = U.S. SURVEY FOOT



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N0°01'45"E	20.00'
L2	S89°55'28"W	660.00'
L3	N0°01'45"E	119.00'

L4	S89°55'28"W	21.00'	L7	S83°28'55"W	4.18'	L10	N89°55'28"E	486.22'
L5	S89°55'28"W	14.00'	L8	S89°55'28"W	485.36'	L11	N83°28'55"E	17.29'
L6	S0°01'45"W	52.62'	L9	S0°00'21"W	14.16'	L12	N0°01'45"E	62.15'

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C1	174.81'	706.00'	14°11'14"	N82°22'00"W - 174.37'
C2	95.63'	894.00'	6°07'44"	N78°20'15"W - 95.59'
C3	92.02'	880.00'	5°59'28"	S78°16'07"E - 91.98'
C4	178.36'	720.00'	14°11'35"	S82°22'11"E - 177.90'
C5	3.01'	32.91'	5°14'29"	N3°10'45"E - 3.01'

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& the SW 1/4 NW 1/4
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Ute Meridian, City of Grand Junction
Mesa County, Colorado



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ENGINEERING DIVISION
PROJECT NO. 207-F210306