

## GRANT OF MULTI-PURPOSE EASEMENT

**Grand Junction Holdings I, LLC, a Delaware 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. 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, 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.: 2945-043-00-186

TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees forever, together with the right to enter upon said Easement 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 and that Grantor has good and lawful right to grant this Easement.



# EXHIBIT A

## LEGAL DESCRIPTION

2945-043-00-186

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-5

A fourteen foot (14') wide parcel of land being a portion of the land as described in Reception Number 2550281 lying in the 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 West 1/16 Corner of said Section 4, and assuming the North line of said NE1/4 SW1/4 bears N89°55'28"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°00'02"W along said West line, a distance of 76.55 feet to the SW corner of Right-of-Way Parcel No. RW-5 conveyed to the City of Grand Junction and the Point of Beginning;

thence along the boundary of said RW-5 for the following twenty (8) courses: Southeasterly along the arc of a 880.00 foot radius curve concave Northerly, a distance of 143.02 feet thru a central of 09°18'43" whose chord bears S85°25'30"E, a distance of 142.86 feet; N89°55'08"E, a distance of 1025.44 feet; S83°30'09"E, a distance of 1.89 feet; Southeasterly along the arc of a 57.00 foot radius non-tangent curve concave Southerly, a distance of 58.26 feet thru a central angle of 58°33'57" whose chord bears S53°59'50"E, a distance of 55.76 feet; S24°42'52"E, a distance of 139.88 feet; continuing Southeasterly along the arc of a 283.85 foot radius curve concave Southerly, a distance of 21.04 feet thru a central of 4°14'47" whose chord bears S07°40'32"E, a distance of 21.03 feet; Southeasterly along the arc of a 592.00 foot radius curve concave Southwesterly, a distance of 56.07 feet thru a central angle of 5°25'33" whose chord bears S02°41'15"E, a distance of 56.05 feet; S00°01'45"W, a distance of 230.58 feet, to a point on the South line of land as described in Reception Number 2550281; thence S89°53'37"W along the boundary of said parcel of land, a distance of 14.00 feet; thence N00°01'45"E, a distance of 230.62 feet; thence Northwesterly along the arc of a 577.99 foot radius curve concave Northwesterly, a distance of 54.72 feet with a central of angle of 5°25'29" whose chord bears N02°41'11"W, a distance of 54.70 feet; thence Northwesterly along the arc of a 269.85 foot radius curve concave northwesterly, a distance of 18.17 feet thru a central angle of 3°51'30" whose chord bears N07°29'07"W, a distance of 18.17 feet; thence N24°42'52"W, a distance of 138.02 feet; thence Northwesterly along the arc of a 43.00 foot radius curve concave Northwesterly, a distance of 43.93 feet thru a central angle of 58°31'56" whose chord bears N53°58'50"W, a distance of 42.04 feet; N83°30'09"W, a distance of 1.06 feet; S89°55'08"W, a distance of 1024.63 feet; thence Northwesterly along the arc of a 894.00 foot radius curve concave Northwesterly, a distance of 143.02 feet thru a central angle of 9°09'58" whose chord bears N85°29'53"W, a distance of 142.87 feet, to a point on the West line of said NE1/4 SW1/4; thence N00°00'02"E along said West line, a distance of 14.18 feet to the Point of Beginning.

Said Parcel of land CONTAINING **23,312** Square Feet or **0.54** Acres, more or less, as described.

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



C:\Projects\2226 F.S Rd City of Grand Junction\Parcel 5\Acquisition Descs.dwg - PLOTTED 2022-05-24

### 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
1	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: \_\_\_\_\_

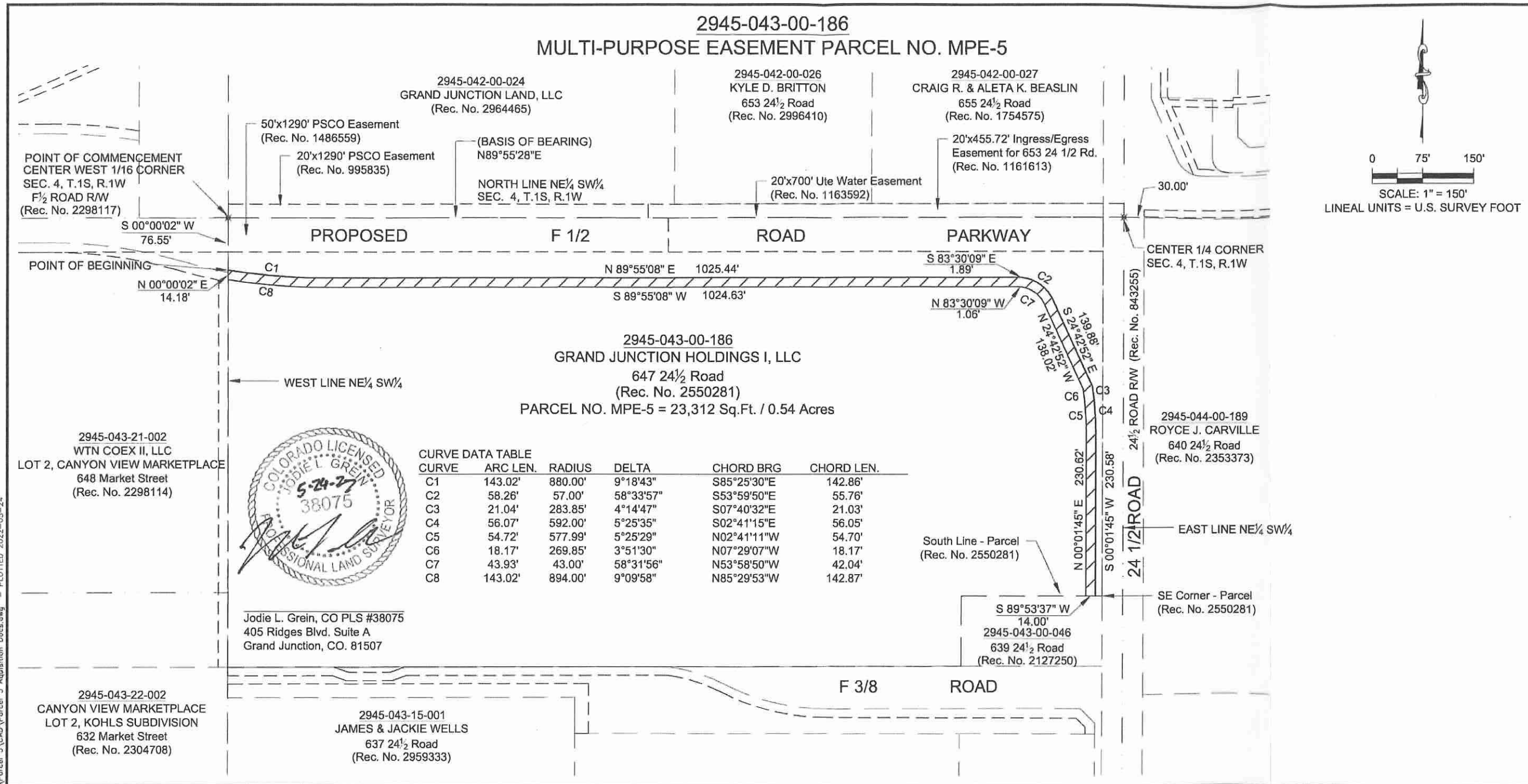
Portion of 2945-043-00-186  
Located in part of the NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. 207-F210306

# EXHIBIT B

## 2945-043-00-186 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-5



2945-043-00-186  
GRAND JUNCTION HOLDINGS I, LLC  
647 24 1/2 Road  
(Rec. No. 2550281)  
PARCEL NO. MPE-5 = 23,312 Sq.Ft. / 0.54 Acres

CURVE	ARC LEN.	RADIUS	DELTA	CHORD BRG	CHORD LEN.
C1	143.02'	880.00'	9°18'43"	S85°25'30"E	142.86'
C2	58.26'	57.00'	58°33'57"	S53°59'50"E	55.76'
C3	21.04'	283.85'	4°14'47"	S07°40'32"E	21.03'
C4	56.07'	592.00'	5°25'35"	S02°41'15"E	56.05'
C5	54.72'	577.99'	5°25'29"	N02°41'11"W	54.70'
C6	18.17'	269.85'	3°51'30"	N07°29'07"W	18.17'
C7	43.93'	43.00'	58°31'56"	N53°58'50"W	42.04'
C8	143.02'	894.00'	9°09'58"	N85°29'53"W	142.87'



Jodie L. Grein, CO PLS #38075  
405 Ridges Blvd. Suite A  
Grand Junction, CO. 81507

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DRAWN BY:	NCW
DATE:	05-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 150'

Portion of 2945-043-00-186  
Located in part of the NE 1/4 SW 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