

GRANT OF MULTI-PURPOSE EASEMENT

Royce J. Carville, 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.: 2945-044-00-189

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 5th day of April, 2023.

Grantor:
Royce J. Carville

Royce J. Carville
Royce J. Carville

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of April, 2023, by Royce J. Carville.

Witness my hand and official seal.

My Commission Expires: November 6, 2023

SHAYLYNN DAWN BERKLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194042176
MY COMMISSION EXPIRES NOVEMBER 6, 2023

Shaylynn Berkley
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2945-044-00-189

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-9

A parcel of land being a portion of the land as described in Reception Number 2353373 lying in the NW1/4 SE1/4 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 North line of said NW1/4 SE1/4 bears S89°50'03"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°50'03"E along said North line, a distance of 329.90; thence S00°01'45"W, a distance of 97.00 feet to the Point of Beginning;

thence along the easterly line of the land as described in Reception Number 2353373, S00°01'45"W, a distance of 14.00 feet along the boundary of said parcel of land; thence N89°50'02"W, a distance of 1.87 feet; thence Northwesterly along the arc of a 191.00 foot radius curve concave Northwesterly, a distance of 63.33 feet thru a central angle of 18°59'54" whose chord bears N80°20'05"W, a distance of 63.04 feet; thence continuing Northwesterly along the arc of a 126.00 foot radius curve concave Southwesterly, a distance of 48.84 feet thru a central angle of 22°12'34" whose chord bears N81°56'24"W, a distance of 48.54 feet; thence S86°57'18"W, a distance of 32.08 feet; thence Southwesterly along the arc of a 465.00 foot radius curve concave Southerly, a distance of 110.54 feet thru a central angle of 13°37'15" whose chord bears S80°08'41"W, a distance of 110.28 feet; thence continuing Southwesterly along the arc of a 15.00 foot radius non-tangent curve concave Southeasterly, a distance of 7.40 feet thru a central angle of 28°14'53" whose chord bears S59°12'37"W, a distance of 7.32 feet; thence S45°05'10"W, a distance of 13.04 feet; thence continuing Southwesterly along the arc of a 45.00 foot radius curve concave Southwesterly, a distance of 35.41 feet thru a central angle of 45°05'10" whose chord bears S22°32'35"W, a distance of 34.50 feet; thence S00°00'00"W, a distance of 69.83 feet; thence S06°55'14"E, a distance of 11.25 feet; thence continuing Southerly along the arc of a 572.00 foot radius curve concave Southwesterly, a distance of 69.36 feet thru a central angle of 06°56'51" whose chord bears S03°26'30"E, a distance of 69.32 feet; thence S00°01'45"W, a distance of 390.25 feet, to the southerly line of said parcel; thence S89°51'18"W, a distance of 14.00 feet, along said southerly line of said parcel, to a point on the East Right-of-Way line of 24 1/2 Road; thence N00°01'45"E along said East Right-of-Way line a distance of 390.29 feet; thence along the arc of a non-tangent 558.00 foot radius curve concave Northwesterly, a distance of 67.66 feet thru a central angle of 06°56'51" whose chord bears N03°26'30"W, a distance of 67.62 feet; thence N06°55'14"W, a distance of 12.09 feet; thence N00°00'00"E, a distance of 70.68 feet; thence continuing Northwesterly along the arc of a 59.00 foot radius curve concave Northeasterly, a distance of 46.43 feet thru a central angle of 45°05'10" whose chord bears N22°32'35"E, a distance of 45.24 feet; thence N45°05'10"E, a distance of 13.04 feet; thence continuing Northeasterly along the arc of a 29.00 foot radius curve concave Northeasterly, a distance of 14.30 feet thru a central angle of 28°14'53" whose chord bears N59°12'37"E, a distance of 14.15 feet; thence Northeasterly along the arc of a 479.00 foot radius non-tangent curve concave Easterly, a distance of 113.87 feet thru a central angle of 13°37'15" whose chord bears N80°08'41"E, a distance of 113.60 feet; thence N86°57'18"E, a distance of 32.08 feet; thence continuing Southeasterly along the arc of a 140.00 foot radius curve concave Southeasterly, a distance of 54.27 feet thru a central angle of 22°12'34" whose chord bears S81°56'24"E, a distance of 53.93 feet; thence Southeasterly along the arc of a 177.00 foot radius curve concave Northeasterly, a distance of 58.69 feet thru a central angle of 18°59'54" whose chord bears S80°20'05"E, a distance of 58.42 feet; thence S89°50'02"E, a distance of 1.84 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 12,099 Square Feet or 0.28 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



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: JLG
 DATE: 01-2022
 REVIEWED BY: JAM
 APPROVED BY: BH
 SCALE: 1" = 100'

Portion of 2945-044-00-189
 Located in a part of the NW¹/₄ SE¹/₄
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

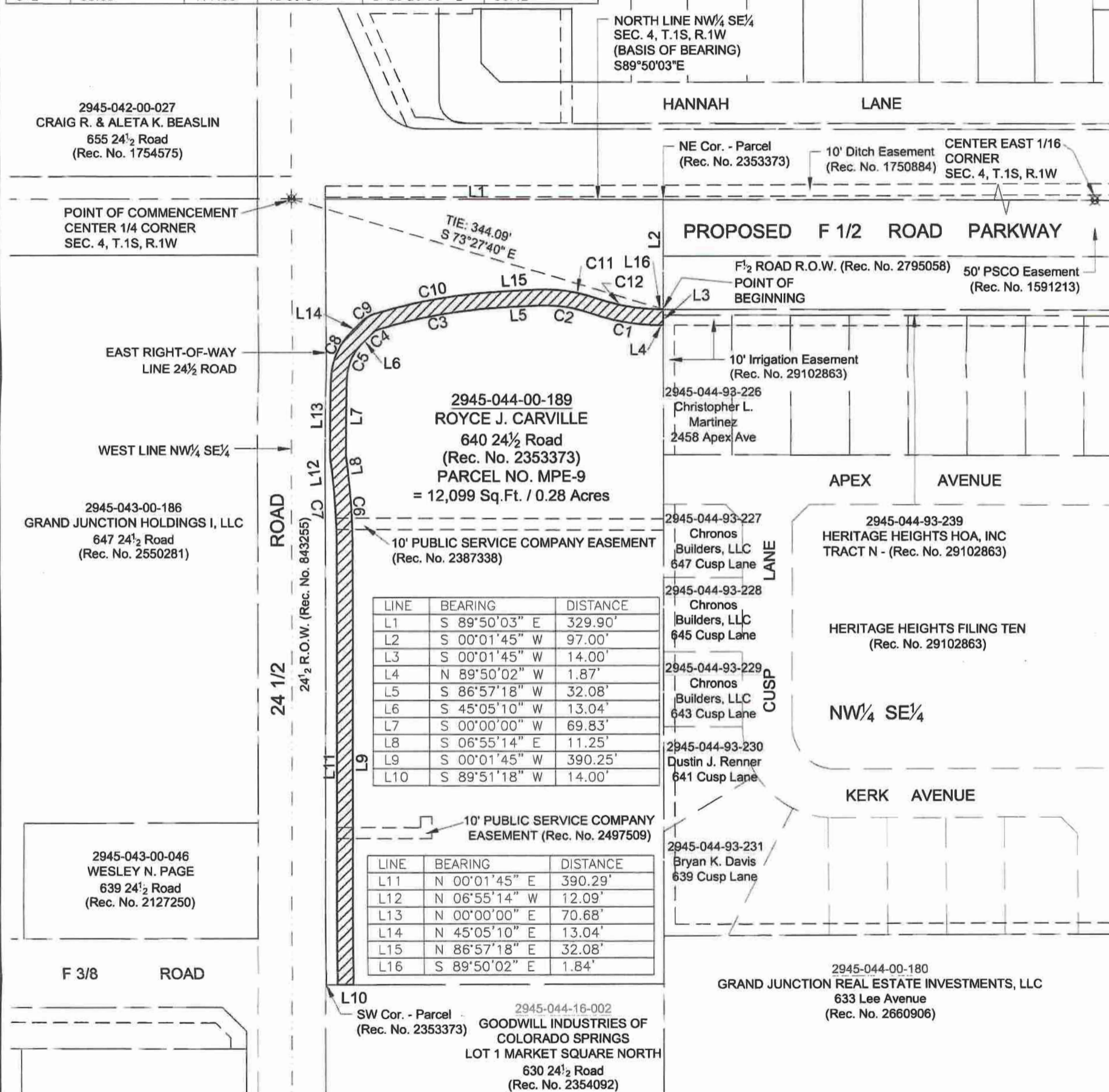
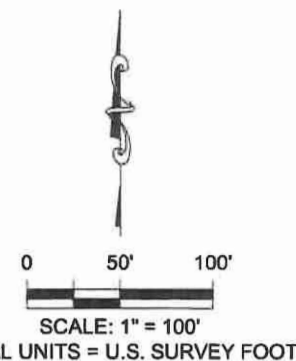
EXHIBIT B

2945-044-00-189 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-9

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	63.33'	191.00'	18°59'54"	N 80°20'05" W	63.04'
C2	48.84'	126.00'	22°12'34"	N 81°56'24" W	48.54'
C3	110.54'	465.00'	13°37'15"	S 80°08'41" W	110.28'
C4	7.40'	15.00'	28°14'53"	S 59°12'37" W	7.32'
C5	35.41'	45.00'	45°05'10"	S 22°32'35" W	34.50'
C6	69.36'	572.00'	6°56'51"	S 03°26'30" E	69.32'
C7	67.66'	558.00'	6°56'51"	N 03°26'30" W	67.62'
C8	46.43'	59.00'	45°05'10"	N 22°32'35" E	45.24'
C9	11.30'	29.00'	18°59'54"	N 59°12'37" E	11.15'
C10	113.87'	479.00'	13°37'15"	N 80°08'41" E	113.60'
C11	54.27'	140.00'	22°12'34"	S 81°56'24" E	53.93'
C12	58.69'	177.00'	18°59'54"	S 80°20'05" E	58.42'



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



LINE	BEARING	DISTANCE
L1	S 89°50'03" E	329.90'
L2	S 00°01'45" W	97.00'
L3	S 00°01'45" W	14.00'
L4	N 89°50'02" W	1.87'
L5	S 86°57'18" W	32.08'
L6	S 45°05'10" W	13.04'
L7	S 00°00'00" E	69.83'
L8	S 06°55'14" W	11.25'
L9	S 00°01'45" W	390.25'
L10	S 89°51'18" W	14.00'

LINE	BEARING	DISTANCE
L11	N 00°01'45" E	390.29'
L12	N 06°55'14" W	12.09'
L13	N 00°00'00" E	70.68'
L14	N 45°05'10" E	13.04'
L15	N 86°57'18" E	32.08'
L16	S 89°50'02" E	1.84'

ABBREVIATIONS			
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Ute Meridian, City of Grand Junction
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CITY OF
Grand Junction
COLORADO

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