

GRANT OF MULTI-PURPOSE EASEMENT

370-F04852-23

Cloward Family Revocable Living Trust Dated August 21, 2024, 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, , 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.: 2943-172-00-258

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.

RETURN TO: FNT 1755 TELSTAR DR #101 C/S 680920

Executed and delivered this 13 day of November, 2024.

Entity: **Cloward Family Revocable Living Trust Dated August 21, 2024**

By: Betty Cloward  
Betty Cloward, Trustee

By: Thomas O. Cloward  
Thomas O. Cloward, Trustee

STATE OF Colorado )

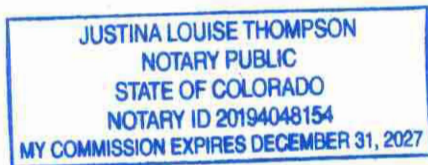
)ss.

COUNTY OF Mesa )

The forgoing instrument was acknowledged before me this 13 day of November, 2024, by Betty Cloward and Thomas O. Cloward as Trustees of Cloward Family Revocable Living Trust Dated August 21, 2024.

Witness my hand and official seal.

My commission expires: 12-31-2027



Justina Louise Thompson  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION

2943-172-00-258

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-02

A fourteen foot (14') wide parcel of land being a portion of an entire tract as described in Reception Number 3109466 located in the South half of the Northwest Quarter (S1/2 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C-W 1/16 corner of said Section 17, and assuming the south line of the W1/2 NW1/4 bears S.89°59'13"W. with all other bearing contained herein being relative thereto; thence along said south line S.89°59'13"W. a distance of 60.25 feet; thence N.00°00'47"W. a distance of 40.00 feet to the northwest corner of Right-of-Way Parcel No. RW-02, and the Point of Beginning;

Thence along the west line of said entire tract, N.00°00'47"W. a distance of 14.00 feet; thence N.89°59'13"E. a distance of 60.08 feet; thence N.89°59'39"E. a distance of 92.66 feet to a point in the east line of said entire tract; thence S.00°00'49"E. along said east line, a distance of 14.00 feet to the northeast corner of Right-of-Way Parcel No. RW-02; thence along the north line of said RW-02 the following courses: S.89°59'39"W. a distance of 92.63 feet; thence S.89°59'13"W. a distance of 60.13 feet to the Point of Beginning.

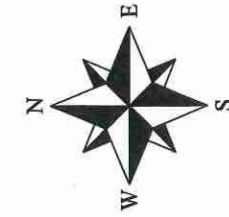
Said parcel of land CONTAINING 2,138 square feet or 0.05 acres, more or less, as described.

Authored by: Ted T. Taggart, PLS #37075  
Wasatch Surveying Associates  
288 Vista Valley Dr  
Fruita, CO, 81521



# EXHIBIT B

Portion of 2943-172-00-258  
 Located in a part of the  
 S1/2 NW1/4  
 Section 17, T.1S, R.1E  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



2943-172-00-256  
 WARREN DETTMER  
 2920 D 1/2 Rd

2943-172-00-258  
 CLOWARD FAMILY REVOCABLE LIVING TRUST  
 DATED AUGUST 21, 2024  
 2926 D 1/2 Rd  
 (Rec. No. 3109466)  
 PARCEL NO. RW-02=3,416 Sq.Ft./0.08 Acres  
 PARCEL NO. MPE-02=2,138 Sq.Ft./0.05 Acres

2943-172-00-221  
 JOHN T MOIR IV  
 2930 D 1/2 Rd  
 (Rec. No. 2731683)

2943-172-00-257  
 ELVIN & SANDRA BOSS  
 2924 D 1/2 Rd  
 (Rec. No. 2712627)

P.O.B. MPE-02  
 P.O.B. RW-02  
 (SW CORNER PARCEL)  
 (Rec. No. 3109466)

2943-173-00-092  
 RICHARD & DIANE MILLER  
 2925 D 1/2 Rd  
 (Rec. No. 2707715)

Line Table

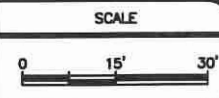
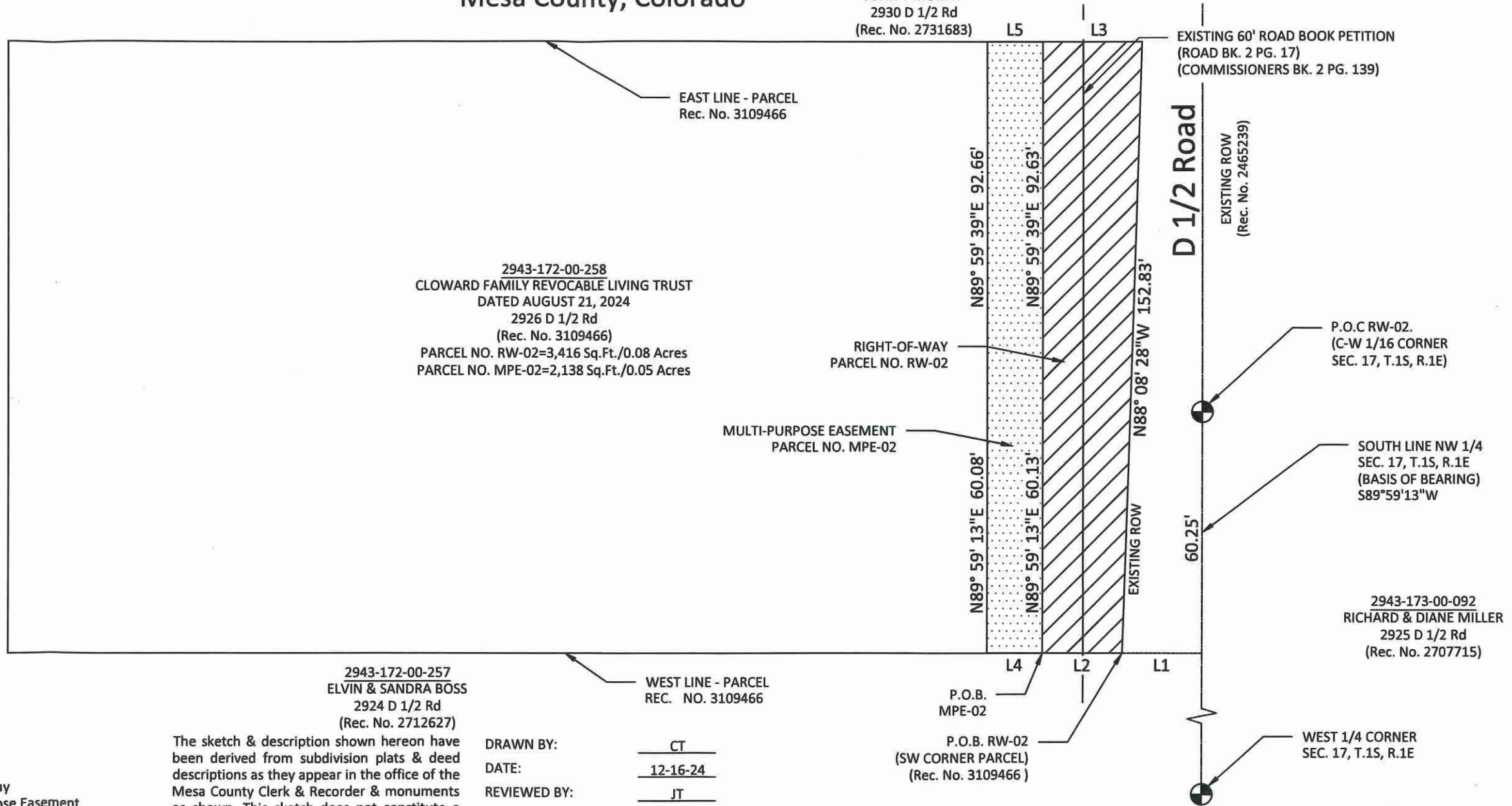
LINE	BEARING	DISTANCE
L1	N00° 00' 47"W	20.13'
L2	N00° 00' 47"W	19.87'
L3	S00° 00' 49"E	24.85'
L4	N00° 00' 47"W	14.00'
L5	S00° 00' 49"E	14.00'

**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	Sq.Ft.	Square Feet

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: CT  
 DATE: 12-16-24  
 REVIEWED BY: JT  
 APPROVED BY: TT  
 SCALE: 1"=30'



ENGINEERING &  
 TRANSPORTATION  
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 2