

GRANT OF MULTI-PURPOSE EASEMENT

Richard E. Miller & Diane J. Miller, 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, , 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.: 2943-173-00-092

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 ^{X6} 20 day of March, 2025.

Richard E. Miller

Richard E. Miller

Diane J. Miller

Diane J. Miller

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of March, 2025 by Richard E. Miller & Diane J. Miller.

Witness my hand and official seal.

Kelli Vanderhoofven
Notary Public

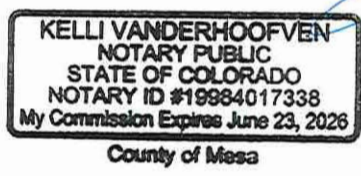


EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-092

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-03

A parcel of land being a portion of an entire tract of land as described in Reception Number 2707715 located in the East Half of the East Half Northwest Quarter of the Southwest Quarter (E1/2 E1/2 NW1/4 SW1/4) 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 said NW1/4 SW1/4 bears S00°11'43"W with all other bearings contained herein being relative thereto; thence along the east line of said NW1/4 SW1/4, S00°11'43"W a distance of 30.00 feet to the southeast corner of Right-of-way Parcel RW-03 and the Point of Beginning.

Thence S00°11'43"W along the east line of said entire tract, a distance of 14.00 feet; thence S89°59'13"W a distance of 161.86 feet to a point on the south line of an existing multi-purpose easement recorded as Reception No. 2475278 in the Mesa County records; thence N71°32'38"E, 31.54 feet along said south line; thence N88°04'06"E, 120.13 feet along said south line to a point on the south line of Right-of-Way Parcel RW-03; thence N89°59'13"E, along the south line of said Parcel RW-03, a distance of 11.93 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,755 square feet or 0.040 acres, more or less, as described.

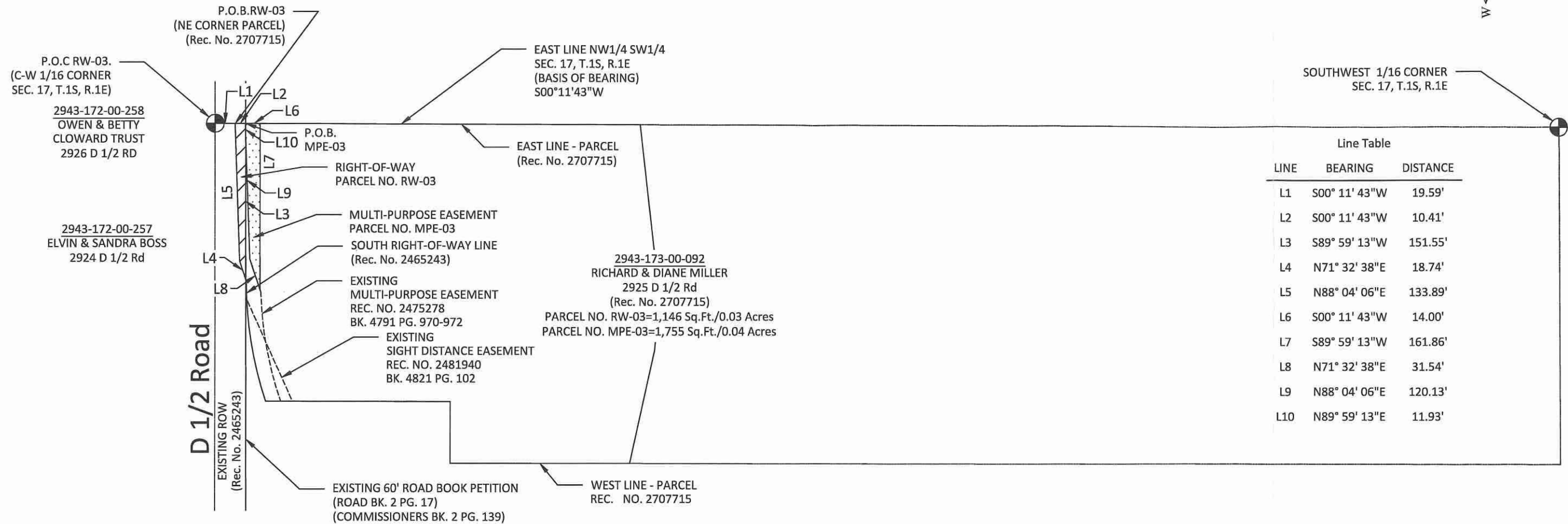
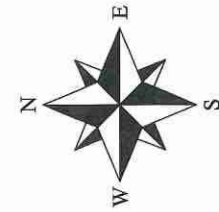
Authored by: Ted T. Taggart, PLS #37075

P.O. Box 564
Fruita, Colorado 81521



EXHIBIT B

Portion of 2943-173-00-092
 Located in a part of the
 E1/2 E1/2 NW1/4 SW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

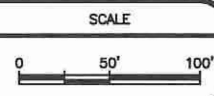
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S00° 11' 43"W | 19.59' |
| L2 | S00° 11' 43"W | 10.41' |
| L3 | S89° 59' 13"W | 151.55' |
| L4 | N71° 32' 38"E | 18.74' |
| L5 | N88° 04' 06"E | 133.89' |
| L6 | S00° 11' 43"W | 14.00' |
| L7 | S89° 59' 13"W | 161.86' |
| L8 | N71° 32' 38"E | 31.54' |
| L9 | N88° 04' 06"E | 120.13' |
| L10 | N89° 59' 13"E | 11.93' |

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: 9-17-2024
 REVIEWED BY: JT
 APPROVED BY: TT
 SCALE: 1"=100'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 3