

EXHIBIT B

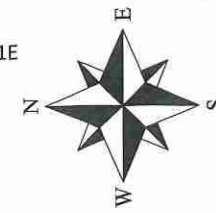
Portion of 2943-172-00-221
 Located in a part of the
 SE1/4 NW1/4
 Section 17, T.1N, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

2943-172-50-006
 SUNSHINE DEVELOPMENT COMPANY
 2934 D 1/2 RD

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

2943-172-50-001
 L&J BEAGLEY FAMILY TRUST
 2932 D 1/2 RD

C 1/4 CORNER
 SEC. 17, T.1S, R.1E

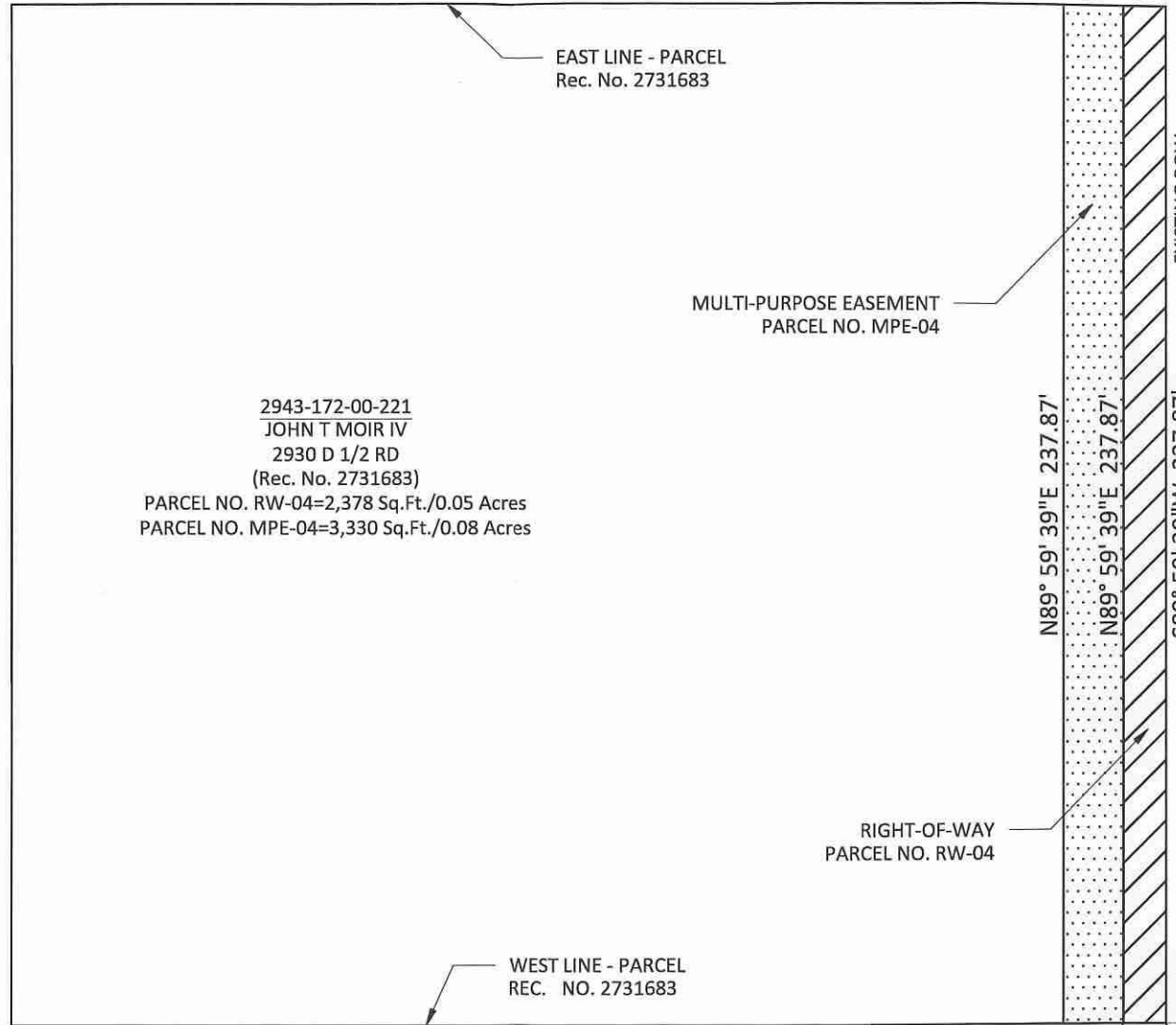


SOUTH LINE NW 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°59'13"E

2943-172-00-220
 JOHN T MOIR IV

2943-172-00-221
 JOHN T MOIR IV
 2930 D 1/2 RD
 (Rec. No. 2731683)
 PARCEL NO. RW-04=2,378 Sq.Ft./0.05 Acres
 PARCEL NO. MPE-04=3,330 Sq.Ft./0.08 Acres

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 00' 49"W	30.00'
L2	N00° 00' 49"W	10.00'
L3	S00° 00' 15"E	10.00'
L4	N00° 00' 49"W	14.00'
L5	S00° 00' 15"E	14.00'



EXISTING ROW
 (Rec. No. 1284338)

D 1/2 Road

92.50'



P.O.C RW-04.
 (C-W 1/16 CORNER
 SEC. 17, T.1S, R.1E)

ABBREVIATIONS

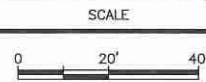
P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

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: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=40'

2943-172-00-258
 OWEN & BETTY CLOWARD TRUST
 2926 D 1/2 Rd
 (Rec. No. 2146912)

P.O.B.
 MPE-04
 P.O.B.RW-04
 (SW CORNER PARCEL)
 (Rec. No. 2731683)



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 4

GRANT OF MULTI-PURPOSE EASEMENT

John T. Moir, IV, 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.: 2943-172-00-221


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. Grantors reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which will not unreasonably interfere with the full use and quiet enjoyment of the rights herein granted. Grantors 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 Grantors to remove such obstacles from the Easement. If Grantors do not remove such obstacles, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantors 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.

Grantors hereby covenants with Grantee that Grantors have good title to the herein described premises; that Grantors have 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.

The Grantors agree that this Grant of Multi-purpose Easement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one grant of the Easement.

Executed and delivered this 13th day of December, 2024.



John T. Moir, IV

State of COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 13 day of December, 2024, by **John T. Moir, IV**.

Witness my hand and official seal.



Notary Public

RICHARD B PITTENRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014025861
MY COMMISSION EXPIRES SEPTEMBER 13, 2025

EXHIBIT A

LEGAL DESCRIPTION

2943-172-00-221

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-04

A fourteen foot (14') wide parcel of land being a portion of an entire tract of land as described in Reception Number 2731683 located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, 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 SE1/4 NW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the south line of said SE1/4 NW1/4, N.89°59'39"E. a distance of 92.50 feet; thence N.00°00'49"W. a distance of 40.00 feet to the northwest corner of Right-of-Way Parcel RW-04 and the Point of Beginning.

Thence N.00°00'49"W. along the west line said entire tract, a distance of 14.00 feet; thence N.89°59'39"E. a distance of 237.87 feet to a point in the east line of said entire tract; thence along east line of said entire tract, S.00°00'15"E. a distance of 14.00 feet to the northeast corner of said Parcel RW-04; thence along the north line of said Parcel RW-04, S.89°59'39"W. a distance of 237.87 feet to the POINT OF BEGINNING.

Said parcel of land CONTAINING 3330 square feet or 0.08 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062

