

GRANT OF MULTI-PURPOSE EASEMENT

Larry Michael Watson, Jerry Dan Watson, Darin Jay Watson & Shanna Lea Salazar formerly known as Shanna Lea Watson, Grantors, 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.: 2943-173-00-103

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 28th day of March, 2025.

Shanna Lea Salazar / Shanna Lea Watson
Shanna Lea Salazar formerly known as Shanna Lea Watson

State of CO)
) ss.
County of Jefferson

The foregoing instrument was acknowledged before me this 28th day of March, 2025, by Shanna Lea Salazar formerly known as Shanna Lea Watson.

Witness my hand and official seal.



Annette Diegel
Notary Public

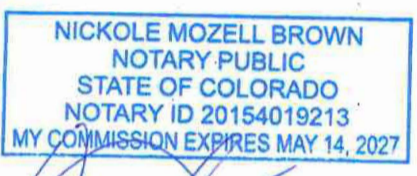
Executed and delivered this 4th day of April, 2025.

[Signature]
Jerry Dan Watson

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 4th day of April, 2025, by Jerry Dan Watson.

Witness my hand and official seal.



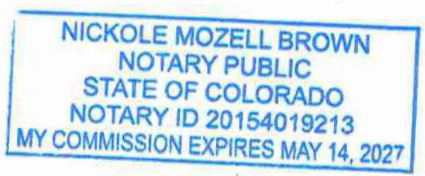
[Signature]
Notary Public

[Signature]
Darin Jay Watson

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 4th day of April, 2025, by Darin Jay Watson.

Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-103

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-05

A fourteen foot (14') wide parcel of land being a portion of an entire tract of land as described in Reception Number 1664161 located in the Northeast Quarter of the Southwest Quarter (NE1/4 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 north line of said NE1/4 SW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SW1/4, N.89°59'39"E. a distance of 200.38 feet to the northwest corner of said entire tract; thence S.00°08'17"E. along the west line of said entire tract, a distance of 30.00 feet to the southwest corner of Right-of-Way Parcel No. RW-05B and the Point of Beginning.

Thence along the south line of said Parcel RW-05B, N.89°59'39"E. a distance of 130.00 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°08'17"E. a distance of 14.00 feet; thence S.89°59'39"W. a distance of 130.00 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°08'17"W. a distance of 14.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 1,820 square feet or 0.04 acres, more or less as described.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

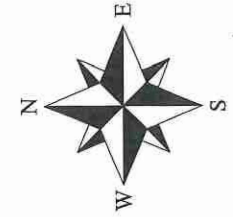
2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

EXHIBIT B

Portion of 2943-173-00-103
 Located in a part of the
 W 1/2 W 1/2 NE 1/4 SW1/4
 Section 17, T.1S, R.1E

Ute Meridian, City of Grand Junction
 Mesa County, Colorado

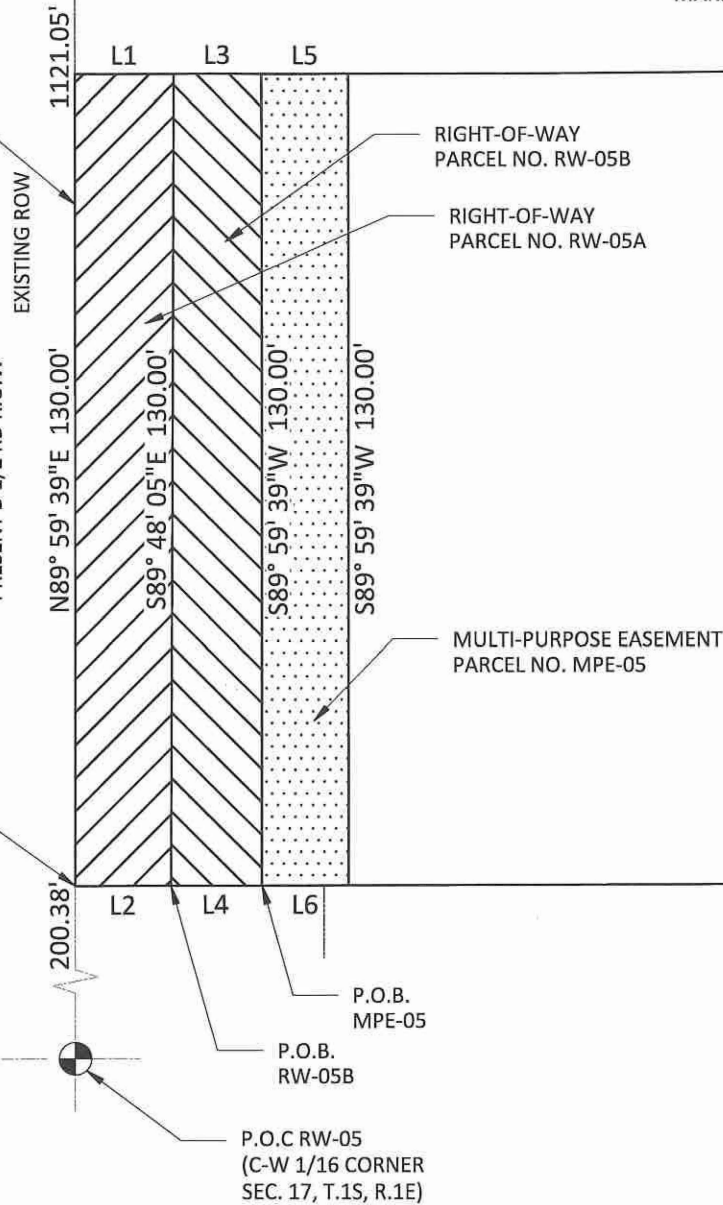


2943-173-00-139
 MARK DANIEL GUSTAFSON
 2937 D 1/2 RD

2943-173-00-222
 PAUL P BIBEAU
 2941 D 1/2 RD

SOUTH LINE NW 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°59'39"W

D 1/2 Road
 PRESENT D 1/2 RD R.O.W



EAST LINE - PARCEL
 Rec. No. 1664161

2943-173-00-103
 LARRY MICHAEL WATSON, JERRY DAN WATSON,
 DARIN JAY WATSON & SHANNA LEA WATSON
 2929 D 1/2 RD
 (Rec. No. 1664161)
 PARCEL NO. RW-05A=2,038 Sq.Ft./0.05 Acres
 PARCEL NO. RW-05B=1,862 Sq.Ft./0.04 Acres
 PARCEL NO. MPE-05=1,820 Sq.Ft./0.04 Acres

Line Table		
LINE	BEARING	DISTANCE
L1	S00° 08' 17"E	15.91'
L2	N00° 08' 17"W	15.44'
L3	S00° 08' 17"E	14.09'
L4	N00° 08' 17"W	14.56'
L5	S00° 08' 17"E	14.00'
L6	N00° 08' 17"W	14.00'

WEST LINE - PARCEL
 REC. NO. 1664161

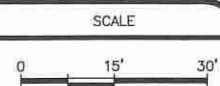
2943-173-00-280
 MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
 2927 D 1/2 RD

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: 08-04-2023
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 5