

GRANT OF MULTI-PURPOSE EASEMENT

30-F04863-23



Mark Daniel Gustafson, 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.: 2943-173-00-139

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.

EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-103

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-06

A fourteen foot (14') wide parcel of land being a portion of an entire tract of land as described in Reception Number 2895265 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 330.38 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-06B and the Point of Beginning.

Thence along the south line of said Parcel RW-06B, N.89°59'39"E. a distance of 200.00 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 200.00 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 2,800 square feet or 0.06 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



Joinder and Consent to Easement

U.S. Bank National Association., its successors and assigns, with an address of 2800 Tamarack Road, Owensboro, KY 42303, as the current holder of that certain Deed of Trust granted by Mark Daniel Gustafson, dated September 13, 2019, as Nominee for U.S. Bank National Association., its successors and assigns, and recorded September 17, 2019 at Reception No. 2895266 in the Office of the Clerk and Recorder of Mesa County, Colorado which encumbers the property described in said Deed of Trust, does hereby consent to the Grant of Multi-Purpose Easement to the City of Grand Junction, Colorado and agrees that said easement shall be superior to the lien of U.S. Bank National Association.

Signed this 20th day of December, 2024.

U.S. Bank National Association.

Misty Sandefur
By: Misty Sandefur, Officer

STATE OF Kentucky

COUNTY OF Daviess

The foregoing instrument was acknowledged before me on this 20th day of December 2024 by Misty Sandefur as Officer of U.S. Bank National Association.

Becky Mayfield
NOTARY PUBLIC

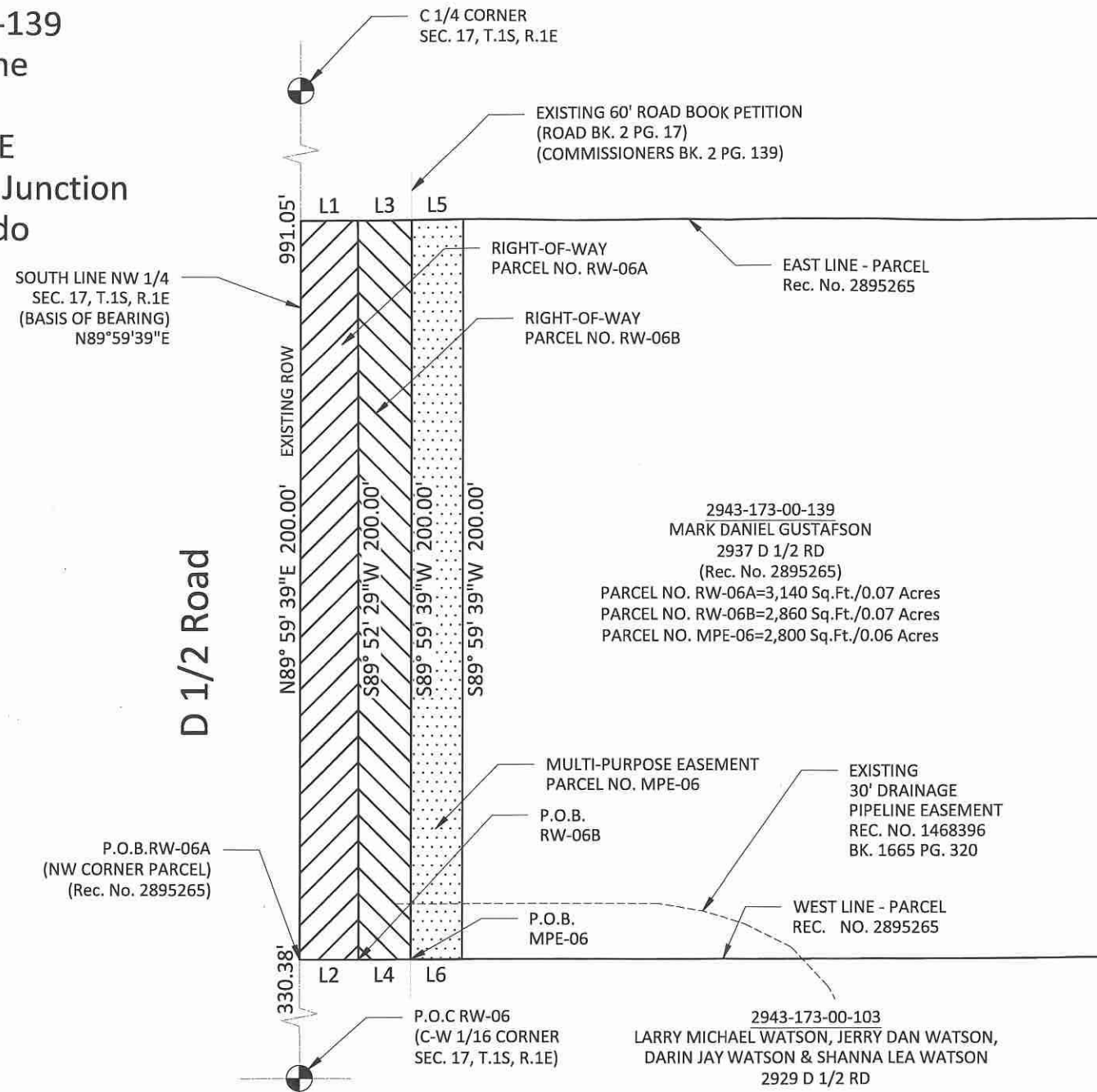
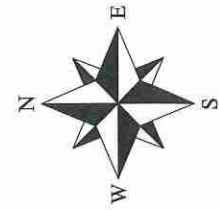
(SEAL)

MY COMMISSION EXPIRES: 4-29-2027



EXHIBIT B

Portion of 2943-173-00-139
 Located in a part of the
 NE 1/4 SW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



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

Line Table

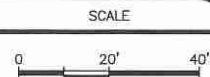
LINE	BEARING	DISTANCE
L1	S00° 08' 17"E	15.49'
L2	N00° 08' 17"W	15.91'
L3	S00° 08' 17"E	14.51'
L4	N00° 08' 17"W	14.09'
L5	S00° 08' 17"E	14.00'
L6	N00° 08' 17"W	14.00'

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



**ENGINEERING &
 TRANSPORTATION**
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 6