

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: F210305
	Description: D ½ Road Improvement Project
	Owner(s): Dennis & Monika South
	Parcels: RW-09A, RW-09B, & MPE-09

This Memorandum of Agreement ("Agreement") is made and entered into this 2nd day of October, 2024, by and between **Dennis E. South & Monika M. South** hereinafter referred to as "the Owner", and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City".

RECITALS:

- A. The City of Grand Junction, a Colorado home rule municipality ("City"), is proceeding with implementation of the D ½ Road Improvement Project ("Project"). The Project will widen and add street improvements to D ½ Road from 29 Road on the west to 30 Road on the east. Improvements include a center turn lane, bike lanes, curb gutter and streetlights to accommodate pedestrian and bicycle mobility, and storm drainage facilities ("Project Improvements"). Construction of the Project is anticipated to begin in 2024 with Ballot Initiative No. 2A funds approved by a majority of the City electorate in November of 2019.
- B. The Owner owns certain real property within the limits of the Project located at 2952 D ½ Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2943-171-00-232, hereinafter referred to as "the Owner's Property".
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-09A: A parcel of land in fee simple to be used as public right of way for D 1/2 Road, containing a total area of 2,312 square feet (0.05 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "A" and depicted on the accompanying graphic illustration labeled Exhibit "D"; and also

Parcel No. RW-09B: A parcel of land in fee simple to be used as public right of way for D 1/2 Road, containing a total area of 2,840 square feet (0.07 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "B" and depicted on the accompanying graphic illustration labeled Exhibit "D"; and also

Parcel No. MPE-09: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 1,799 square feet (0.04 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "C" and depicted on the accompanying graphic illustration labeled Exhibit "D".

The above referenced real property interests may be referred to collectively hereafter as the "Acquired Property".

- D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-09A:	2,312 sq.ft. @ \$0.29/sq.ft.	= \$670.00
Parcel No. RW-09B:	2,840 sq.ft. @ \$5.75/sq.ft.	= \$16,330.00
Parcel No. MPE-09:	1,799 sq.ft. @ \$5.75/sq.ft. x 75%	= \$7,758.00
	Total Land & Easement Value	= \$24,758.00
Improvements:		
Gravel Base – 165 sq.ft.		= \$495
Chain Link Fence – 12 LF		= \$228
(2) Metal Posts		= \$15
(2) Lavendar Plants		= \$70
Field Wire Fencing – 7 LF		= \$57
(1) Large Pine Tree		= \$750
(2) European Plums		= \$230
(3) Desert Olives		= \$195
(2) Lilac Bushes		= \$130
(12) Holy Trees		= \$720
(1) Blue Spruce		= \$750
(1) Rose Bush		= \$50

Total Improvements Contributory Value	= \$3,690.00
Administrative Settlement	= \$45.00
Total Consideration	= \$28,545 (rounded)

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-09A & RW-09B.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcel No. MPE-09.
 - d. One (1) completed and executed Federal Form W-9.
 - e. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. As part of the proposed settlement, the City will replace, in kind, the existing 14 LF chain link electric gate and 3 LF chain link walkthrough gate as well as remove and reset the electric box if necessary as part of construction.
6. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
7. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
8. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
9. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:


Dennis E. South


Monika M. South

The City of Grand Junction,
a Colorado home rule municipality:


Andrea Phillips, Interim City Manager

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09A

A parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; said point also being the True Point of Beginning;

Thence along the west line of said entire tract, N.00°11'14"W. a distance of 17.86 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N.89°56'59"E. a distance of 128.80 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 18.01 feet to a point in the South line of said SW1/4 NE1/4; thence along the south line of said SW1/4 NE1/4, N.89°58'57"W. a distance of 129.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,312 square feet or 0.05 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

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09B

A parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, N.00°11'14"W. a distance of 17.86 feet to the Point of Beginning.

Thence N.00°11'14"W. along the west line of said entire tract, a distance of 22.14 feet; thence S.89°58'57"E. a distance of 128.56 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 21.99 feet to the north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, S.89°56'59"W. a distance of 128.80 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,840 square feet or 0.07 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 C

LEGAL DESCRIPTION

2943-171-00-232

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-09

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, N.00°11'14"W. a distance of 40.00 feet to the northwest corner of Right-of-Way Parcel RW-09B and the Point of Beginning.

Thence along the west line of said entire tract, N.00°11'14"W. a distance of 14.00 feet; thence S.89°58'57"E. a distance of 128.40 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 14.00 feet to northeast corner of said Parcel RW-09B; thence along the north line of said Parcel RW-09B, N.89°58'57"W. 128.56 feet to the Point of Beginning.

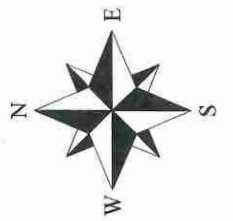
Said parcel of land CONTAINING 1,799 square feet or 0.04 acres, more or less, as described.

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



EXHIBIT D

Portion of 2943-171-00-232
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 Rd

C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E
 EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

EAST LINE - PARCEL
 Rec. No. 2225344

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 11' 14"W	17.86'
L2	S00° 49' 05"E	18.01'
L3	N00° 11' 14"W	22.14'
L4	S00° 49' 05"E	21.99'
L5	N00° 11' 14"W	14.00'
L6	S00° 49' 05"E	14.00'

2943-171-00-232
 DENNIS E & MONIKA M SOUTH
 2952 D1/2 RD
 (Rec. No. 2225344)
 PARCEL NO. RW-09A=2,312 Sq.Ft./0.05 Acres
 PARCEL NO. RW-09B=2,840 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-09=1,799 Sq.Ft./0.04 Acres

RIGHT-OF-WAY
 PARCEL NO. RW-09B
 RIGHT-OF-WAY
 PARCEL NO. RW-09A

D 1/2 Road
 EXISTING 30' ROW
 (Rec. No. 1185341)

WEST LINE - PARCEL
 REC. NO. 2225344

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-09

P.O.B RW-09A
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

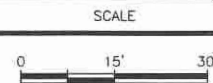
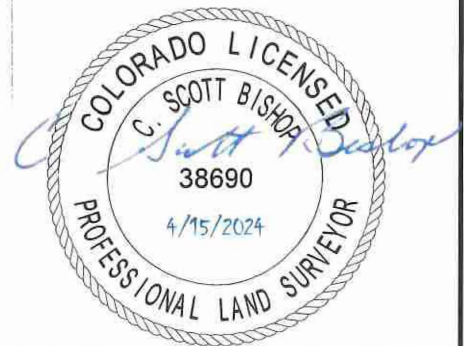
2943-172-00-066
 SILVER POINTE OZ LLC
 2946 D 1/2 Rd

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: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9

CORRECTION WARRANTY DEED

This Correction Warranty Deed made this 14th day of April, 2025 by and between **Dennis E. South & Monika M. South, Grantors**, whose address is 2952 D 1/2 Road, Grand Junction, CO 81504, to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501.

The Grantors conveyed to the Grantee the property described below, which is located in Mesa County, Colorado, by Warranty Deed dated February 20, 2025, which was recorded in the records of the Mesa County Clerk and Recorder on February 21, 2025, with Reception No. 3117946 (the "Original Deed").

The Grantors and the Grantee have since discovered that the legal description of the property had errors. The original description failed to account for some of the additional land owned by Grantors due to a Boundary Agreement with Silver Pointe Oz, LLC dated June 8, 2023, and recorded in the records of the Mesa County Clerk and Recorder on August 24, 2023, at Reception #3072473. Grantors and Grantee agree, as evidenced by their signatures below, that the legal description was incorrect and desire to correct the error(s) by Grantors' execution and delivery of this Correction Warranty Deed. Grantors intend the conveyance and correction made by the execution and delivery of this Correction Warranty Deed to be retroactive to and effective as of February 20, 2025, which is the date of the execution and delivery of the Original Deed which is hereby replaced with this Correction Warranty Deed.

The Grantors, for the consideration recited in the Original Deed of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, hereby grant and regrant, convey and reconvey, sell and resell and confirm to the Grantee, its successors and assigns forever all right, title and interest in fee simple the following described parcels of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-09A – Containing 2,312 square feet (0.05 acres) and more particularly described on **Exhibit A** and **Exhibit C** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

And

RW-09B – Containing 2,911 square feet (0.07 acres) and more particularly described on **Exhibit B** and **Exhibit C** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

Said Parcels being a part of Mesa County Assessor Parcel No. 2943-171-00-232 located at 2952 D 1/2 Road, Grand Junction, CO 81504.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that Grantors will warrant and defend the title to said premises unto the said Grantee and unto its

successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 10 day of April, 2025.

GRANTORS:

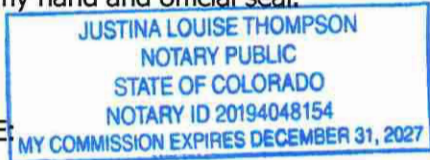
Dennis E. South
Dennis E. South

Monika M. South
Monika M. South

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of April, 2025 by Dennis E. South & Monika M. South.

Witness my hand and official seal.



[Signature]
Notary Public

GRANTEE:

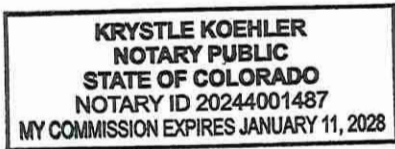
City of Grand Junction

By: [Signature]
Michael Bennett, City Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of April, 2025 by Michael Bennett, City Manager for the City of Grand Junction.

Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09A

A parcel of land being a portion of the tract of land as described in Reception Number 2225344, and subject to that BOUNDARY LINE AGREEMENT as described in Reception Number 3072473, located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N 89°58'57" W with all other bearings contained herein being relative thereto; said point also being the True Point of Beginning;

Thence along the west line of said entire tract, N 00°11'14" W a distance of 17.86 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N 89°56'59" E a distance of 128.80 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S 00°49'05" E a distance of 18.01 feet to a point in the south line of said SW1/4 NE1/4; thence along the south line of said SW1/4 NE1/4, N 89°58'57" W a distance of 129.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,312 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

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09B

A parcel of land being a portion of the tract of land as described in Reception Number 2225344, and subject to that BOUNDARY LINE AGREEMENT as described in Reception Number 3072473, located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N 89°58'57" W with all other bearings contained herein being relative thereto; thence along the west line of said SW1/4 NE1/4 and the west line of said entire tract, N 00°11'14" W a distance of 17.86 feet to a point in the north edge of the open, used and historic Right-of-Way for D 1/2 Road and the Point of Beginning.

Thence along the west line of said entire tract, N 00°11'14" W a distance of 12.14 feet; thence along the west line of said entire tract, S 89°59'39" W a distance of 7.24 feet; thence along the west line of said entire tract, N 00°05'13" E a distance of 10.00 feet; thence S 89°58'57" E a distance of 135.75 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S 00°49'05" E a distance of 21.99 feet to the said north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, S 89°56'59" W a distance of 128.80 feet to the Point of Beginning.

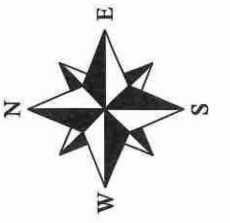
Said parcel of land CONTAINING 2,911 square feet or 0.07 acres, more or less, as described.

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



EXHIBIT C

Portion of 2943-171-00-232
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 Rd

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

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

EAST LINE - PARCEL
 REC. NO. 2225344

Line Table		
LINE	BEARING	DISTANCE
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L2	S00° 49' 05"E	18.01'
L3	N00° 11' 14"W	12.14'
L4	S89° 59' 39"W	7.24'
L5	N00° 05' 13"E	10.00'
L6	S00° 49' 05"E	21.99'
L7	S00° 49' 05"E	14.00'
L8	N00° 05' 13"E	14.00'

2943-171-00-232
 DENNIS E & MONIKA M SOUTH
 2952 D1/2 RD
 (Rec. No. 2225344 Subject to
 Boundary Line Agreement Rec. No. 3072473)
 PARCEL NO. RW-09A=2,312 Sq.Ft./0.05 Acres
 PARCEL NO. RW-09B=2,911 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-09=1,899 Sq.Ft./0.04 Acres

WEST LINE - PARCEL
 REC. NO. 2225344
 SUBJECT TO BOUNDARY LINE
 AGREEMENT REC. NO. 3072473

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-09

P.O.B.
 MPE-09

P.O.B.
 RW-09B

D 1/2 Road
 EXISTING 30' ROW
 (Rec. No. 1185341)

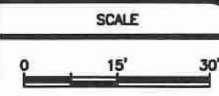


ABBREVIATIONS

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: 3-28-25
 REVIEWED BY: JT
 APPROVED BY: TT
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9

WARRANTY DEED

This Warranty Deed made this 20th day of February, 2025 by and between **Dennis E. South & Monika M. South, Grantors**, who are the owners of a parcel of land located at 2952 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2225344, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, 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, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-09A – Containing 2,312 square feet (0.05 acres) and more particularly described on **Exhibit "A"** and **Exhibit "C"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

RW-09B – Containing 2,840 square feet (0.07 acres) and more particularly described on **Exhibit "B"** and **Exhibit "C"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-171-00-232

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that Grantors will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 20th day of February, 2025

Dennis E. South
Dennis E. South

Monika M. South
Monika M. South

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 20th day of February, 2025 by Dennis E. South & Monika M. South.

My commission expires May 14, 2027
Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09A

A parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; said point also being the True Point of Beginning;

Thence along the west line of said entire tract, N.00°11'14"W. a distance of 17.86 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N.89°56'59"E. a distance of 128.80 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 18.01 feet to a point in the South line of said SW1/4 NE1/4; thence along the south line of said SW1/4 NE1/4, N.89°58'57"W. a distance of 129.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,312 square feet or 0.05 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

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09B

A parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, N.00°11'14"W. a distance of 17.86 feet to the Point of Beginning.

Thence N.00°11'14"W. along the west line of said entire tract, a distance of 22.14 feet; thence S.89°58'57"E. a distance of 128.56 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 21.99 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, S.89°56'59"W. a distance of 128.80 feet to the Point of Beginning.

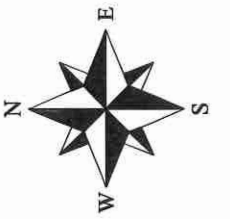
Said parcel of land CONTAINING 2,840 square feet or 0.07 acres, more or less, as described.

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



EXHIBIT C

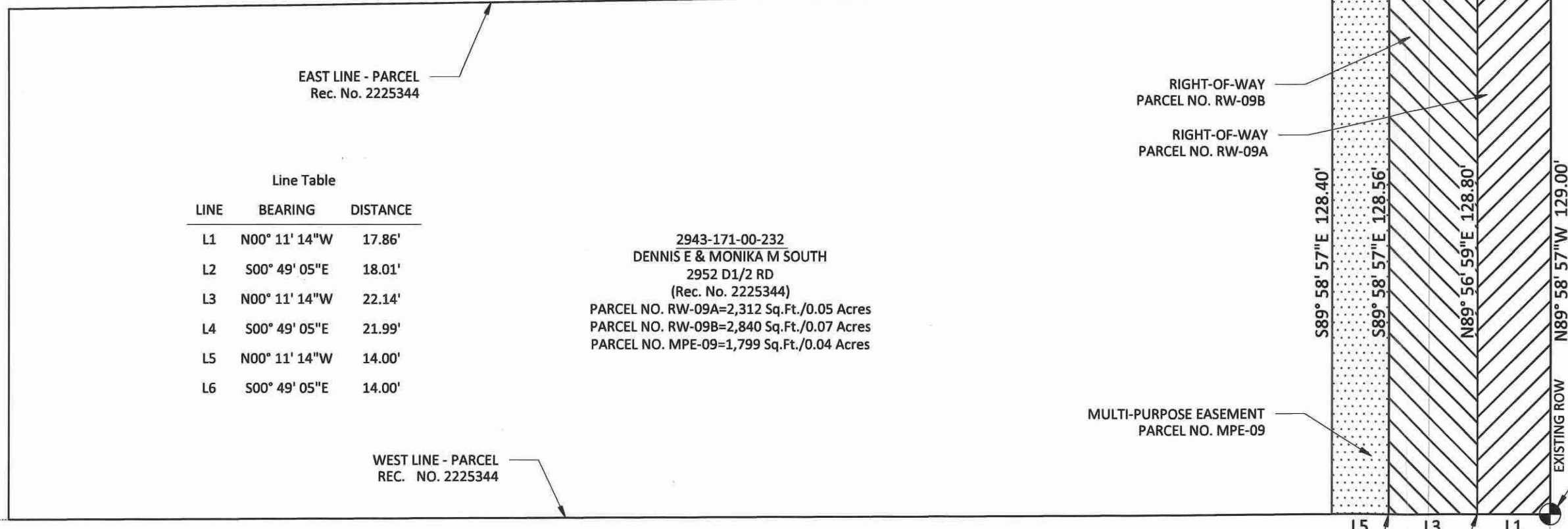
Portion of 2943-171-00-232
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 Rd

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

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W



Line Table

LINE	BEARING	DISTANCE
L1	N00° 11' 14"W	17.86'
L2	S00° 49' 05"E	18.01'
L3	N00° 11' 14"W	22.14'
L4	S00° 49' 05"E	21.99'
L5	N00° 11' 14"W	14.00'
L6	S00° 49' 05"E	14.00'

2943-171-00-232
 DENNIS E & MONIKA M SOUTH
 2952 D1/2 RD
 (Rec. No. 2225344)
 PARCEL NO. RW-09A=2,312 Sq.Ft./0.05 Acres
 PARCEL NO. RW-09B=2,840 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-09=1,799 Sq.Ft./0.04 Acres

WEST LINE - PARCEL
 REC. NO. 2225344

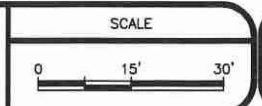
2943-172-00-066
 SILVER POINTE OZ LLC
 2946 D 1/2 Rd

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: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



ENGINEERING & TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9

**CORRECTION
GRANT OF MULTI-PURPOSE EASEMENT**

This Correction Grant of Multi-purpose Easement made this 14th day of April, 2025, by and between **Dennis E. South & Monika M. South, Grantors**, whose address is 2952 D ½ Road, Grand Junction, CO 81504, to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501.

The Grantors conveyed to the Grantee the property described below, which is located in Mesa County, Colorado, by warranty deed dated October 2, 2024, which was recorded in the records of the Mesa County Clerk and Recorder on February 21, 2025, with Reception No. 3117947 (the "Original Easement Grant").

The Grantors and the Grantee have since discovered that the legal description of the property had errors. The original description failed to account for some of the additional land owned by Grantors due to a Boundary Agreement with Silver Pointe Oz, LLC dated June 8, 2023, and recorded in the records of the Mesa County Clerk and Recorder on August 24, 2023, at Reception #3072473. Grantors and Grantee agree, as evidenced by their signatures below, that the legal description was incorrect and desire to correct the error(s) by Grantors' execution and delivery of this correction deed. Grantors intend the conveyance and correction made by the execution and delivery of this correction deed to be retroactive to and effective as of October 2, 2024, which is the date of the execution and delivery of the Original Easement Grant which is hereby replaced with this Correction Grant of Multi-purpose Easement.

The Grantors, for the consideration recited in the Original Easement Grant of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration do hereby grant and convey to the 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, and 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. 2943-171-00-232 located at 2952 D ½ Road, Grand Junction, CO 81504.

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 unreasonably 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.

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-232

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-09

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2225344, and subject to that BOUNDARY LINE AGREEMENT as described in Reception Number 3072473, located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N 89°58'57" W, with all other bearings contained herein being relative thereto; thence along the west line of said SW1/4 NE1/4 and the west line of said entire tract, N 00°11'14" W a distance of 30.00 feet; thence along the west line of said entire tract, S 89°59'39" W a distance of 7.24 feet; thence along the west line of said entire tract, N 00°05'13" E a distance of 10.00 feet to the northwest corner of Parcel RW-09B and the Point of Beginning.

Thence along the west line of said entire tract, N 00°05'13" E a distance of 14.00 feet; thence S 89°58'57" E a distance of 135.53 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S 00°49'05" E a distance of 14.00 feet to northeast corner of said Parcel RW-09B; thence along the north line of said Parcel RW-09B, N 89°58'57" W a distance of 135.75 feet to the Point of Beginning.

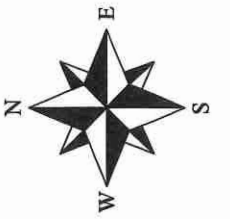
Said parcel of land CONTAINING 1,899 square feet or 0.04 acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-171-00-232
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 Rd

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

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

EAST LINE - PARCEL
 Rec. No. 2225344

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 11' 14"W	17.86'
L2	S00° 49' 05"E	18.01'
L3	N00° 11' 14"W	12.14'
L4	S89° 59' 39"W	7.24'
L5	N00° 05' 13"E	10.00'
L6	S00° 49' 05"E	21.99'
L7	S00° 49' 05"E	14.00'
L8	N00° 05' 13"E	14.00'

2943-171-00-232
 DENNIS E & MONIKA M SOUTH
 2952 D1/2 RD
 (Rec. No. 2225344 Subject to
 Boundary Line Agreement Rec. No. 3072473)
 PARCEL NO. RW-09A=2,312 Sq.Ft./0.05 Acres
 PARCEL NO. RW-09B=2,911 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-09=1,899 Sq.Ft./0.04 Acres

WEST LINE - PARCEL
 REC. NO. 2225344
 SUBJECT TO BOUNDARY LINE
 AGREEMENT REC. NO. 3072473

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-09

P.O.B.
 MPE-09

P.O.B.
 RW-09B

D 1/2 Road
 EXISTING 30' ROW
 (Rec. No. 1185341)

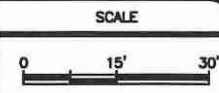


ABBREVIATIONS

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: 3-28-25
 REVIEWED BY: JT
 APPROVED BY: TT
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9

GRANT OF MULTI-PURPOSE EASEMENT

Dennis E. South & Monika M. South, 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.: 2943-171-00-232

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 2nd day of October, 2024

Dennis E. South
Dennis E. South

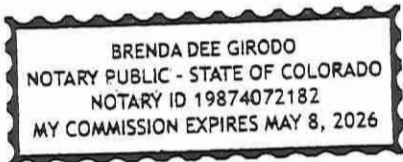
Monika M. South
Monika M. South

State of Colorado
) ss.
County of Mesa

The foregoing instrument was acknowledged before me this 2 day of October, 2024, by Dennis E. South & Monika M. South.

Witness my hand and official seal.

My Commission Expires: 05-08-2026



Brenda Girodo
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-232

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-09

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, N.00°11'14"W. a distance of 40.00 feet to the northwest corner of Right-of-Way Parcel RW-09B and the Point of Beginning.

Thence along the west line of said entire tract, N.00°11'14"W. a distance of 14.00 feet; thence S.89°58'57"E. a distance of 128.40 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 14.00 feet to northeast corner of said Parcel RW-09B; thence along the north line of said Parcel RW-09B, N.89°58'57"W. 128.56 feet to the Point of Beginning.

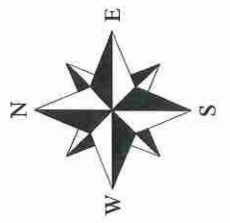
Said parcel of land CONTAINING 1,799 square feet or 0.04 acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-171-00-232
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 Rd

C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E
 EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

EAST LINE - PARCEL
 Rec. No. 2225344

Line Table

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2943-171-00-232
 DENNIS E & MONIKA M SOUTH
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 PARCEL NO. MPE-09=1,799 Sq.Ft./0.04 Acres

WEST LINE - PARCEL
 REC. NO. 2225344

RIGHT-OF-WAY
 PARCEL NO. RW-09B
 RIGHT-OF-WAY
 PARCEL NO. RW-09A

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-09

D 1/2 Road
 EXISTING 30' ROW
 (Rec. No. 1185341)

P.O.B RW-09A
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

2943-172-00-066
 SILVER POINTE OZ LLC
 2946 D 1/2 Rd

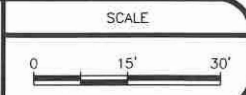
P.O.B. MPE-09
 P.O.B. RW-09B

ABBREVIATIONS

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DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9