

**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.

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 10 day of April, 2025.

GRANTORS:

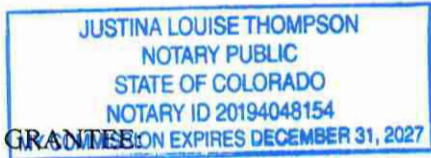
Dennis E South
Dennis E. South

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

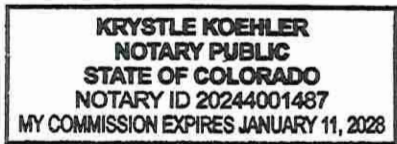
City of Grand Junction

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

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.

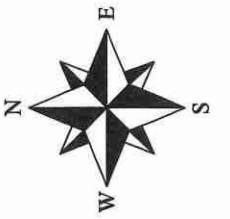
Said parcel of land CONTAINING 1,899 square feet or 0.04 acres, more or less, as described.

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)

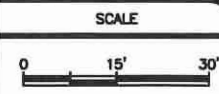
P.O.C. RW-09A
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

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: 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

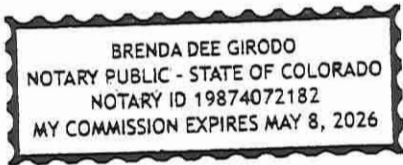
Monika M. South
Monika M. South

State of Colorado
County of Mesa) ss.

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.

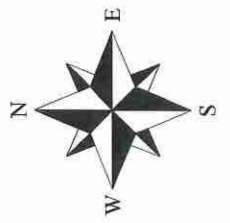
Said parcel of land CONTAINING 1,799 square feet or 0.04 acres, more or less, as described.

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		
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

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-09

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

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

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

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

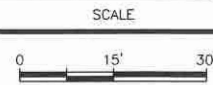
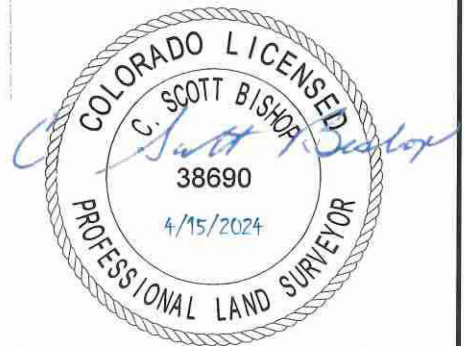
2943-172-00-066
 SILVER POINTE OZ LLC
 2946 D 1/2 Rd

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