

## GRANT OF MULTI-PURPOSE EASEMENT

**Michelle R. Nixon formerly known as Michelle R. Peterson, 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. 5<sup>th</sup> 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.: 2943-174-14-004

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

2943-174-14-004

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-23

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2613257 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) 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-E 1/16 corner of said Section 17, and assuming the North line of said NE1/4 SE1/4 bears S.89°59'22"E. with all other bearings contained herein being relative thereto; thence from said point of commencement, S.00°00'20"E. a distance of 30.00 feet to the Northwest Corner of said entire tract described in Reception Number 2613257 being Point of Beginning;

Thence S.89°59'22"E. along the north line of said entire tract, a distance of 329.87 feet to the Northeast corner of said entire tract; thence S.00°00'01"W. along the east line of said entire tract a distance of 14.00 feet; thence N.89°59'22"W. a distance of 329.87 feet to a point in the west line of said entire tract; thence N.00°00'20"W. along said west line, a distance of 14.00 feet to the Point of Beginning.

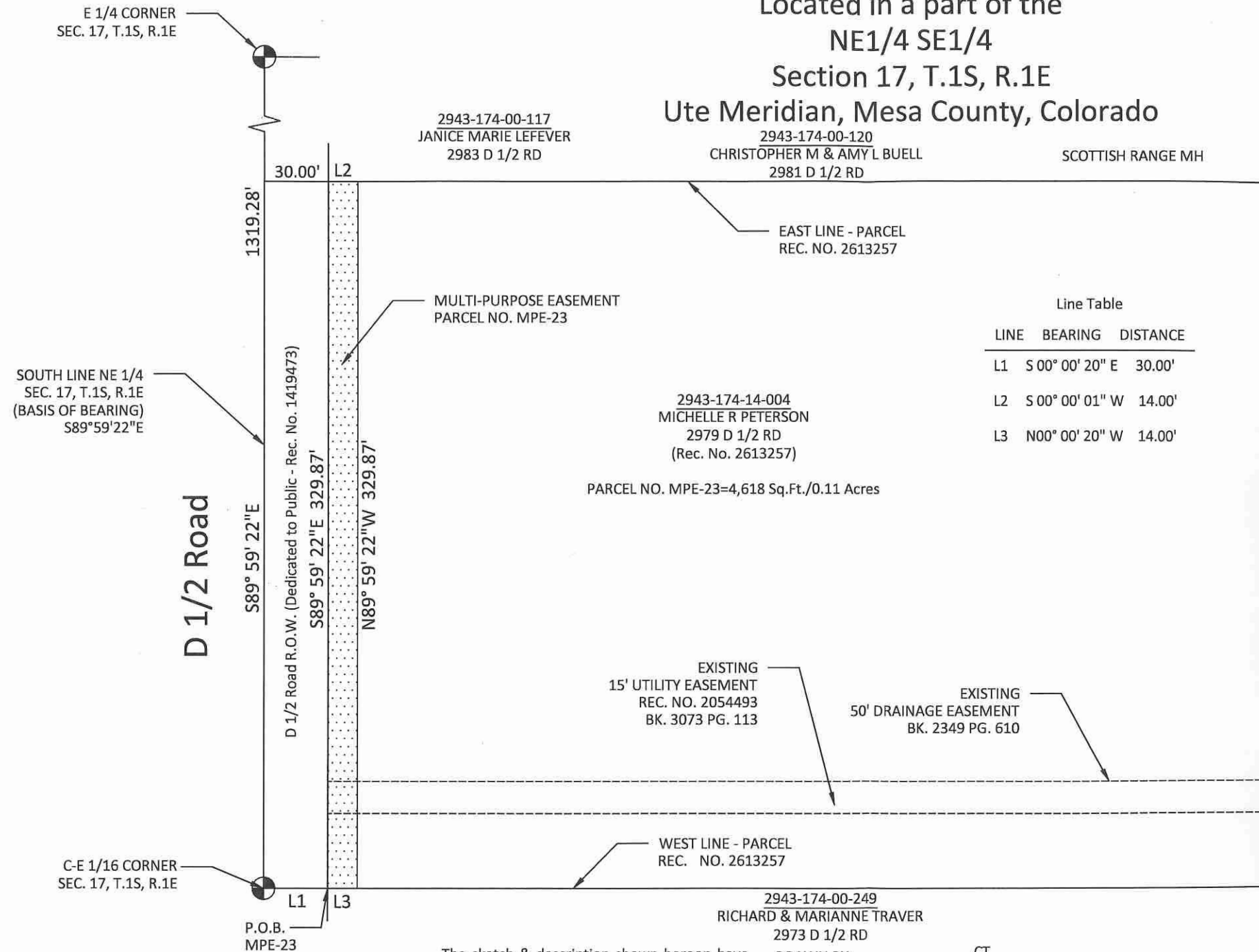
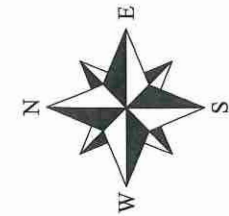
Said Parcel of Land CONTAINING 4,618 Square Feet or 0.11 Acres, more or less, as described.

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



# EXHIBIT B

Portion of 2943-174-14-004  
 Located in a part of the  
 NE1/4 SE1/4  
 Section 17, T.1S, R.1E  
 Ute Meridian, Mesa County, Colorado



Line Table

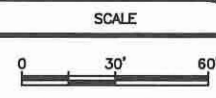
LINE	BEARING	DISTANCE
L1	S 00° 00' 20" E	30.00'
L2	S 00° 00' 01" W	14.00'
L3	N 00° 00' 20" W	14.00'

**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: CT  
 DATE: 12-10-2024  
 REVIEWED BY: JT  
 APPROVED BY: TT  
 SCALE: 1" = 60'



**ENGINEERING & TRANSPORTATION**  
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 23



## Consent to Easement

First Guaranty Mortgage Corporation, its successors and assigns, with an address of c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Anaheim, CA 92806, as the current holder of that certain Deed of Trust granted by Michelle R. Peterson, dated May 30, 2012, and recorded June 5, 2012 at Reception No. 2613258 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 First Guaranty Mortgage Corporation. *Recorded at Reception No. 3140172.*

Signed this 28<sup>th</sup> day of October, 2025.

First Guaranty Mortgage Corporation  
By Carrington Mortgage Services, LLC it's Attorney in Fact

By: 

Print Name: Elizabeth Corral

Title: Default Fulfillment Manager

SEE ATTACHED CALIFORNIA ALL PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }

On October 28<sup>th</sup> 2025 before me, Rebecca Payetta, Notary Public, personally appeared, **Elizabeth Corral**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE \_\_\_\_\_  
REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

**Optional**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_

# EXHIBIT A

## LEGAL DESCRIPTION

2943-174-14-004

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-23

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2613257 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) 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-E 1/16 corner of said Section 17, and assuming the North line of said NE1/4 SE1/4 bears S.89°59'22"E. with all other bearings contained herein being relative thereto; thence from said point of commencement, S.00°00'20"E. a distance of 30.00 feet to the Northwest Corner of said entire tract described in Reception Number 2613257 being Point of Beginning;

Thence S.89°59'22"E. along the north line of said entire tract, a distance of 329.87 feet to the Northeast corner of said entire tract; thence S.00°00'01"W. along the east line of said entire tract a distance of 14.00 feet; thence N.89°59'22"W. a distance of 329.87 feet to a point in the west line of said entire tract; thence N.00°00'20"W. along said west line, a distance of 14.00 feet to the Point of Beginning.

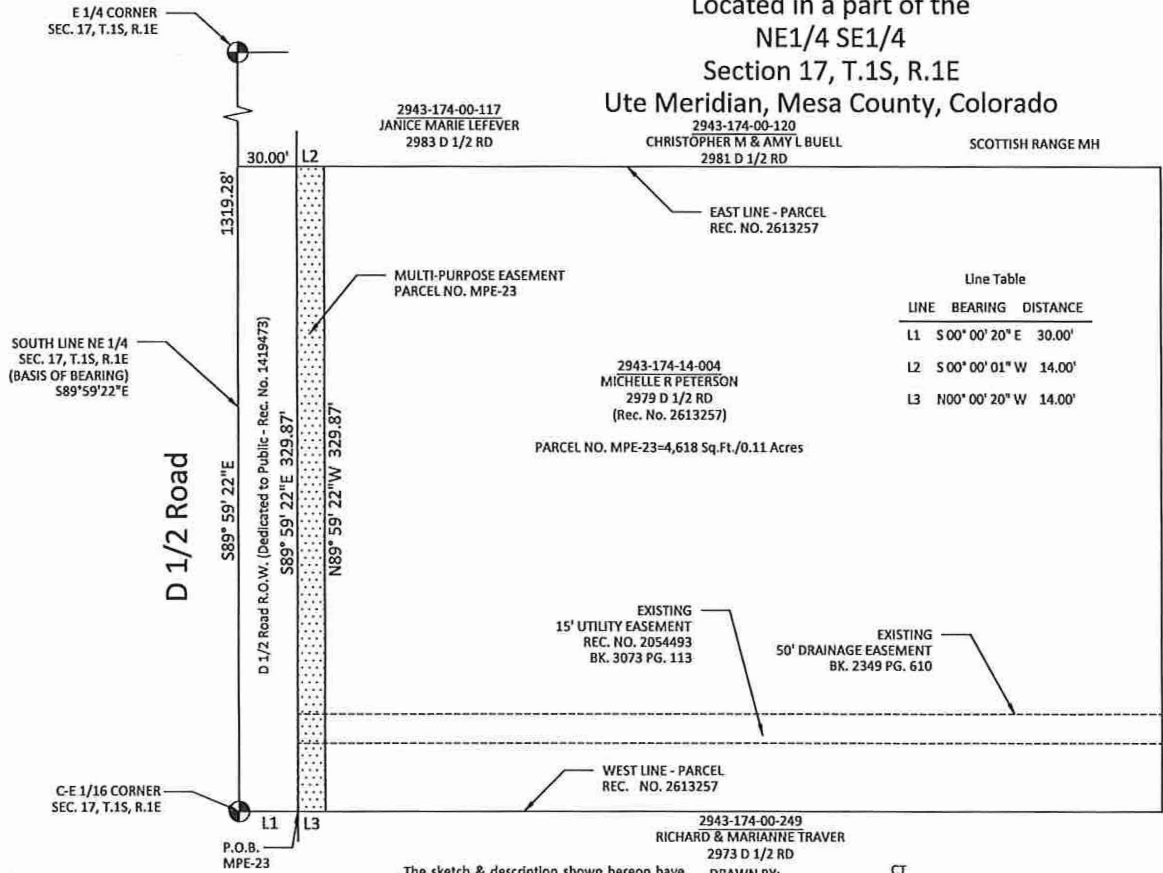
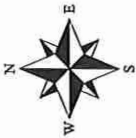
Said Parcel of Land CONTAINING 4,618 Square Feet or 0.11 Acres, more or less, as described.

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



# EXHIBIT B

Portion of 2943-174-14-004  
 Located in a part of the  
 NE1/4 SE1/4  
 Section 17, T.1S, R.1E  
 Ute Meridian, Mesa County, Colorado



Line Table

LINE	BEARING	DISTANCE
L1	S 00° 00' 20" E	30.00'
L2	S 00° 00' 01" W	14.00'
L3	N 00° 00' 20" W	14.00'

WESTLAND ESTATES MH

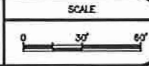


ABBREVIATIONS

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.

2943-174-00-249  
 RICHARD & MARIANNE TRAVER  
 2973 D 1/2 RD  
 DRAWN BY: CT  
 DATE: 12-10-2024  
 REVIEWED BY: JT  
 APPROVED BY: TT  
 SCALE: 1" = 60'



ENGINEERING &  
 TRANSPORTATION  
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 23