

GRANT OF MULTI-PURPOSE EASEMENTS

Barn, LLC, 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, Perpetual Multi-Purpose Easements ("Easements") 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, public sidewalks and trails, on, along, over, under, through and across the following described parcels of land, to wit:

MPE-15A – Containing 7,211 square feet (0.17 acres) and more particularly described on 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.

MPE-15B – Containing 3,286 square feet (0.08 acres) and more particularly described on Exhibit "C" and Exhibit "D" 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.

MPE-15C – Containing 1,629 square feet (0.04 acres) and more particularly described on Exhibit "E" and Exhibit "F" 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.

Said Easements encumbering part of that parcel of land described in Reception No. 2493024 as recorded in the Mesa County Colorado Clerk and Recorder's records and further identified by Mesa County Assessor Parcel No.: 2945-044-051-001.

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 Easements, 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 the Easements 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 these Easements 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 Easements, or permit the installation within the Easements, 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 Easements, Grantee has the right to require Grantor to remove such obstacles from the Easements. 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 these Easements; 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 2 day of May, 2024.
Barn, LLC

By: Katie E. Brewer / Karl W. Brewer

Name: Katie E Brewer / Karl W. Brewer

Title: Owners, Barn LLC

State of Colorado)

County of La Plata) ss.

The foregoing instrument was acknowledged before me this 2nd day of May, 2024, by Katie E Brewer and Karl W Brewer as Owners of Barn, LLC.

Witness my hand and official seal.

My Commission Expires: 12/02/2027

KRYSTAL GRAYMOUNTAIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194044730
MY COMMISSION EXPIRES DECEMBER 02, 2027

Krystal Graymountain
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15A

A fourteen foot (14') wide Parcel of land being a portion Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 502.65 feet to the Northwest Corner of said Lot 1; thence S00°00'00"E along the West line of said Lot 1 a distance of 23.10 feet to the NW Corner of Right-of-Way Parcel No. RW-15A being the Point of Beginning;

thence along the Northerly line of said RW-15A for the following four (4) courses:
Southeasterly along the arc of a 580.00 foot radius curve concave Southwesterly, a distance of 36.78 feet through a central angle of 03°37'58", whose chord bears S56°23'47"E, a distance of 36.77 feet; S54°34'47"E a distance of 395.18 feet; Northeasterly along the arc of a 3.00 foot radius curve concave Northerly, a distance of 4.71 feet through a central angle of 89°59'57", whose chord bears N80°25'14"E, a distance of 4.24 feet; N35°25'16"E a distance of 76.63 feet to a point on the boundary of said Lot 1;
thence N00°02'40"E along said boundary of Lot 1 a distance of 24.18 feet; thence S35°25'16"W a distance of 85.35 feet; thence N54°34'47"W a distance of 384.18 feet; thence Northwesterly along the arc of a 594.00 foot radius curve concave Southwesterly, a distance of 46.30 feet through a central angle of 04°27'58", whose chord bears N56°48'46"W, a distance of 46.29 feet to a point on the boundary of said Lot 1; thence S00°00'00"E along said boundary of Lot 1 a distance of 16.40 feet to the Point of Beginning.

Said Parcel of land CONTAINING 7,211 Square Feet or 0.17 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



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	F#	Filing Number
PSCO	Public Service Company of Colorado		

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: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: NTS

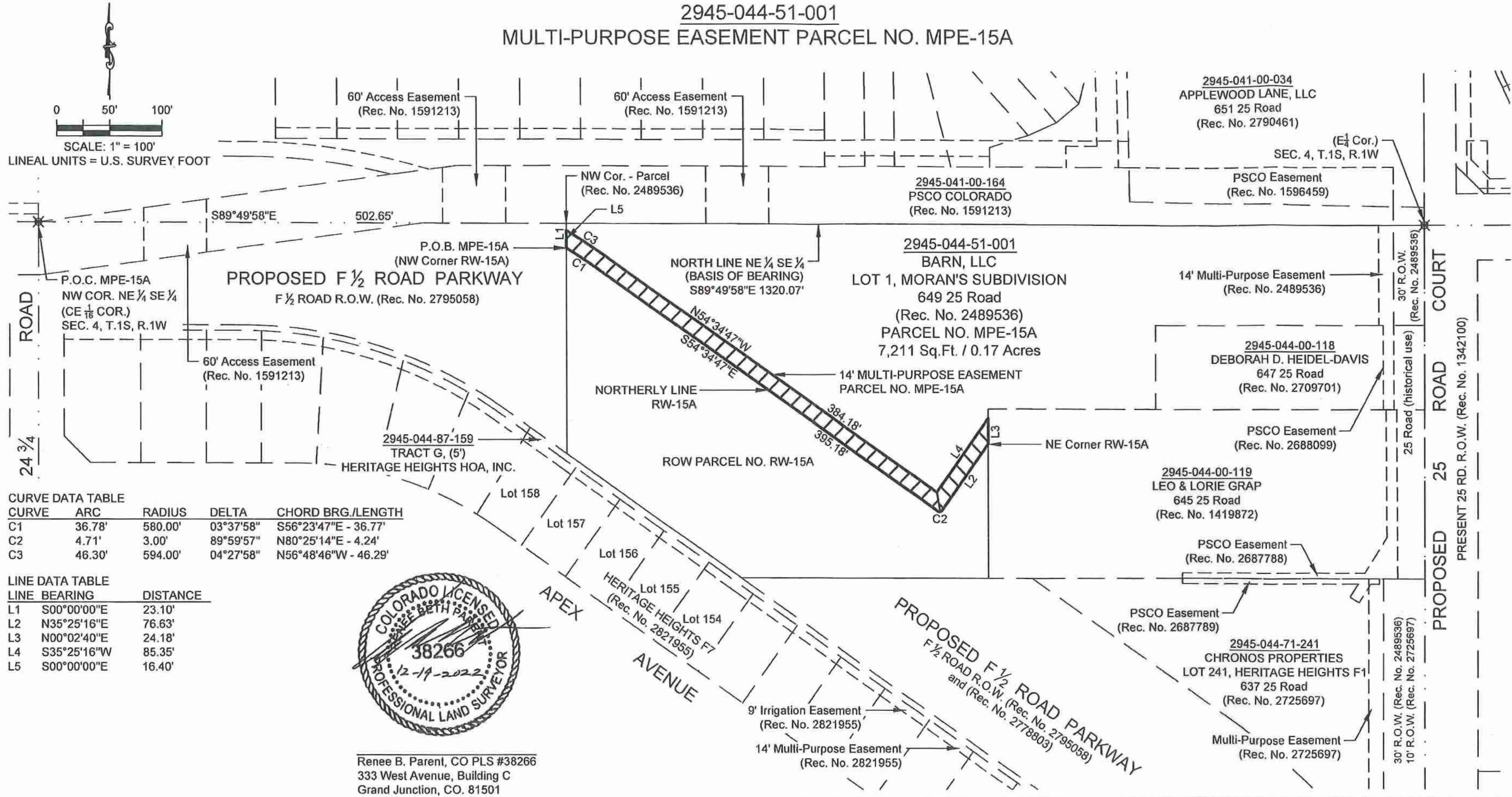
Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT B

2945-044-51-001
MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15A



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	36.78'	580.00'	03°37'58"	S56°23'47"E - 36.77'
C2	4.71'	3.00'	89°59'57"	N80°25'14"E - 4.24'
C3	46.30'	594.00'	04°27'58"	N56°48'46"W - 46.29'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	23.10'
L2	N35°25'16"E	76.63'
L3	N00°02'40"E	24.18'
L4	S35°25'16"W	85.35'
L5	S00°00'00"E	16.40'



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APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
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Mesa County, Colorado



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EXHIBIT C

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15B

A fourteen foot (14') wide Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,065.13 feet to the Point of Beginning;

thence continuing S89°49'58"E, along said North line, a distance of 17.14 feet to the NW Corner of Right-of-Way Parcel No. RW-15B; thence along the Westerly line of said RW-15B for the following four (4) courses:

S35°25'16"W, a distance of 52.30 feet; S48°54'52"W a distance of 85.32 feet; Southwesterly along the arc of a 184.50 foot radius curve concave Southeasterly, a distance of 43.45 feet through a central angle of 13°29'36", whose chord bears S42°10'04"W, a distance of 43.35 feet; S35°25'16"W, a distance of 53.67 feet to a point lying on the North line of land as described in Reception Number 1419872;

thence N89°49'58"W along said North line a distance of 17.14 feet; thence N35°25'16"E, a distance of 63.56 feet; thence Northeasterly along the arc of a 198.50 foot radius curve concave Southeasterly, a distance of 46.75 feet through a central angle of 13°29'36", whose chord bears N42°10'04"E, a distance of 46.64 feet; thence N48°54'52"E a distance of 83.66 feet; thence N35°25'16"E, a distance of 40.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING **3,286** Square Feet or **0.08** Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



\\Publicworks-wis\vol_pw\Data\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BSROW Aquisition\Parcel 15\CAD\Parcel 15B Aquilition Docs.dwg - PLOTTED 2022-12-14

ABBREVIATIONS

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R.	Range	U.M.	Ute Meridian
~	Approximately		

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 APPROVED BY: BH
 SCALE: NTS

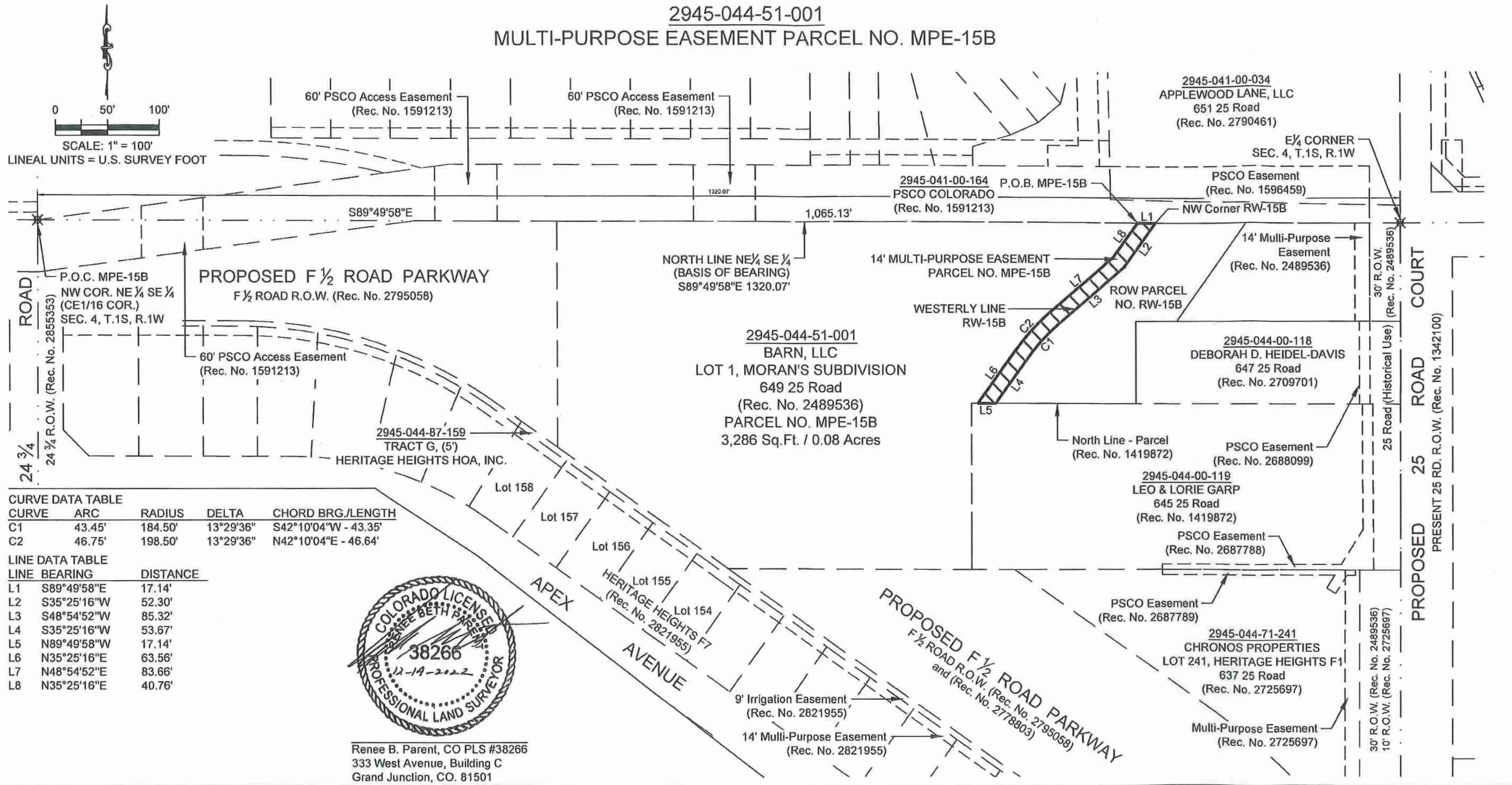
Portion of 2945-044-51-001
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PUBLIC WORKS
 ENGINEERING DIVISION
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EXHIBIT D

2945-044-51-001 MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15B



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	43.45'	184.50'	13°29'36"	S42°10'04"W - 43.35'
C2	46.75'	198.50'	13°29'36"	N42°10'04"E - 46.64'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S89°49'58"E	17.14'
L2	S35°25'16"W	52.30'
L3	S48°54'52"W	85.32'
L4	S35°25'16"W	53.67'
L5	N89°49'58"W	17.14'
L6	N35°25'16"E	63.56'
L7	N48°54'52"E	83.66'
L8	N35°25'16"E	40.76'



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PUBLIC WORKS
ENGINEERING DIVISION
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\\Publicworks-wfs\vol_Lpw\Data\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilition\Parcel 15\CAD\Parcel 15B Aquilition Docs.dwg - PLOTTED 2022-12-14

EXHIBIT E

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15C

A fourteen foot (14') wide Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,170.44 feet to the NE Corner of Right-of-Way Parcel 15B being the Point of Beginning;

thence continuing S89°49'58"E, along said North line, a distance of 17.14 feet; thence S35°25'16"W, a distance of 116.34 feet to a point lying on the North line of land as described in Reception Number 2709701; thence N89°49'58"W, along said North line, a distance of 17.14 feet; thence N35°25'16"E, a distance of 116.34 feet along the Easterly line of said Right-of-Way Parcel 15B to the Point of Beginning.

Said Parcel of land CONTAINING 1,629 Square Feet or 0.04 Acres, more or less, as described.

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