

## GRANT OF MULTI-PURPOSE EASEMENT

**Applewood Lane, 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. 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, public sidewalks and trails, 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.: 2945-041-00-034  
Being a parcel of land described in Reception No. 2790461  
as recorded in the Mesa County Colorado Clerk and Recorder's records

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

2945-041-00-034

### MULTI-PURPOSE EASEMENT PARCEL NO. MPE-37A

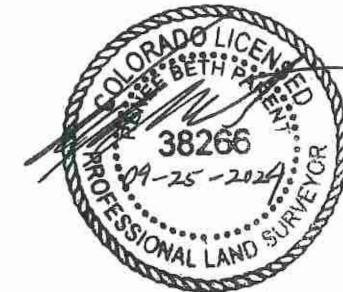
A fourteen foot (14') wide Parcel of land being a portion of the land as described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E, a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E along said East line, a distance of 17.13 feet to the Southeast Corner of the parcel of land as described in Reception Number 2790461; thence N88°42'45"W, a distance of 222.62 feet along the South line of said Parcel as described in Reception Number 2790461 to the Southwest Corner of Right-of-Way Parcel No. RW-37A being the Point of Beginning; thence continuing along said South line of the Parcel as described in Reception Number 2790461, N88°42'45"W, a distance of 16.91 feet; thence N35°25'16"E, a distance of 192.25 feet; thence Northeasterly along the arc of a 456.00 foot radius curve concave Northwesterly, a distance of 32.82 feet thru a central angle of 04°07'26" whose chord bears N33°21'33"E, a distance of 32.81 feet to a point on the North line of said Parcel as described in Reception Number 2790461; thence N89°58'39"E along said North line, a distance of 16.30 feet to the Northwest Corner of Right-of-Way Parcel No. RW-37A; thence the following two (2) courses along the Westerly line of said Parcel RW-37A;

1) Southwesterly along the arc of 470.00 foot radius curve concave Northwesterly, a distance of 42.30 foot thru a central angle of 05°09'25" whose chord bears S32°50'34"W, a distance of 42.29 feet, 2) S35°25'16"W, a distance of 182.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 3,151 Square Feet or 0.07 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266  
City Surveyor - City of Grand Junction  
244 North 7th Street  
Grand Junction, CO. 81501



N:\condpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 37\CAD\Parcel 37A Acquisition Does.dwg - PLOTTED 2024-04-25

#### 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 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: 4-25-2024  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: N/A

Portion of 2945-041-00-034  
Located in a part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$   
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

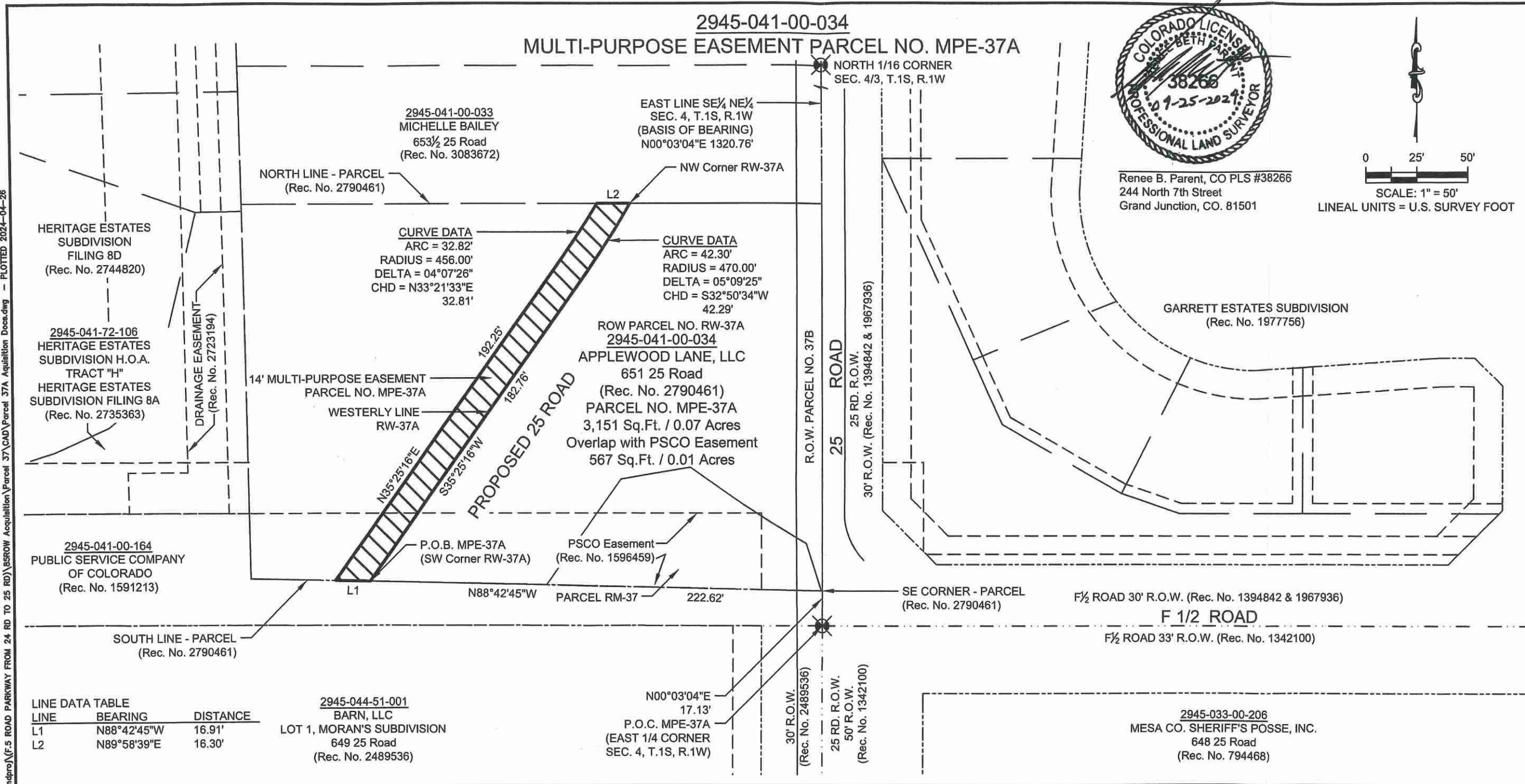


ENGINEERING &  
TRANSPORTATION DEPARTMENT  
PROJECT NO. 207-F210306

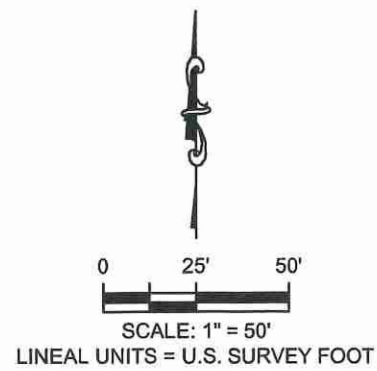
# EXHIBIT B

2945-041-00-034

## MULTI-PURPOSE EASEMENT PARCEL NO. MPE-37A



Renee B. Parent, CO PLS #38266  
244 North 7th Street  
Grand Junction, CO. 81501



Publicworks-wfs\vol\_pw\_data\landproj\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 37\CAD\Parcel 37A Acquisition Desc.dwg - PLOTTED 2024-04-26

**ABBREVIATIONS**

P.O.C.	Point of Commencement	Rec.	Reception
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DRAWN BY: NCW/MJH  
DATE: 4-25-2024  
REVIEWED BY: RBP  
APPROVED BY: BH  
SCALE: 1" = 50'

Portion of 2945-041-00-034  
Located in a part of the SE 1/4 NE 1/4  
Section 4, T.1S, R.1W  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

**CITY OF Grand Junction COLORADO**

**ENGINEERING & TRANSPORTATION DEPARTMENT**  
PROJECT NO. 207-F210306

Executed and delivered this 30<sup>th</sup> day of April, 2024.

**Applewood Lane, LLC**

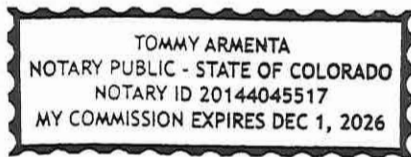
By: Michael Moran  
Michael Moran, Manager

State of Colorado            )  
  ) ss.  
County of Mesa             )

The foregoing instrument was acknowledged before me this 30 day of April, 2024,  
by **Michael Moran** as **Manager** of **Applewood Lane, LLC**.

Witness my hand and official seal.

My Commission Expires: 12-01-2026



Tommy Armenta  
Notary Public