

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
651 25 Road

This Temporary Construction Easement Agreement ("Agreement") is made and entered into this 30th day of April 2024 by and between **Applewood Lane, LLC**, hereinafter referred to as "Owner" whose address is 864 Haven Crest Ct. S. Grand Junction, CO 81506, and the **City of Grand Junction, a Colorado home rule municipality**, hereinafter referred to as "City," whose address is 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "City".

RECITALS:

- A. The City Council of the City has determined that constructing improvements for the F ½ Road Parkway, a principal arterial roadway which includes the installation, replacement, repair and upgrade of roadway improvements including but not limited to the construction and installation of asphalt, concrete curb and gutters, driveways and sidewalks and public utilities including but not limited to, electric power, irrigation, potable water, storm sewer and sanitary sewer (collectively, the "Project") is necessary for the health, safety and welfare of the inhabitants of the City.
- B. Owner is the owner of the parcel of land with an address of 651 25 Road as identified in the document recorded with Reception Number 2790461, in the Mesa County Clerk and Recorder's records ("Owner's Property"). The Project shall include the installation of some of the improvements on or adjacent to Owner's Property.
- C. To facilitate prudent and proper completion of the Project improvements, the City needs the Owner's permission to temporarily access and traverse the Owner's Property with workers and equipment in accordance with the terms and conditions of this Agreement and within the limits of the Owner's Property.

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

1. The Owner hereby grants and conveys to the City one (1) Temporary Construction Easement within the limits of the Owner's Property as depicted on the attached **Exhibit "A"** which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.
2. The term of the City's use of the Temporary Construction Easement herein granted is nonexclusive, except that the Owner agrees that Owner or its successors, heirs, or assigns, shall not erect or construct any building or other permanent structure within the Easement Area or interfere with City's access, use or operation within the Easement without first obtaining written consent of the City's Manager or City's Public Works Director. The Temporary Construction Easement shall commence with written notice presented at least 48 hours prior to the commencement to Owner at Owner's address above by ordinary US mail (presentation complete upon mailing) or in person and shall expire at midnight 24 months from the date of presentation of the written notice to Owner.
3. This Agreement is temporary in nature and is not intended to affect the title of the Owner's Property. The City agrees that this Agreement shall not be recorded nor otherwise entered into the permanent record of any land office. Owner shall be responsible for informing any successor, heir, or assignee of this Agreement.

4. As a condition of accepting this grant of Temporary Construction Easement, the City agrees, at the City's sole cost and expense, to reasonably repair and restore those portions of the Owner's Property affected or damaged by the City's construction activities and to return said affected areas to the Owner in a condition reasonably approximate to that which existed prior to entry by the City, except the City shall have no obligation to repair or replace any improvements, vegetation, trees or surface cover that were acquired by City as consideration for this Easement and/or other conditions as agreed in that Memorandum of Agreement between Owner and City dated April 30, 2024.
5. This Agreement otherwise embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by both parties. This Agreement and the terms and conditions hereof apply to and are binding upon the successors, heirs and authorized assigns of both parties.

Dated the day and year first above written.

Applewood Lane, LLC

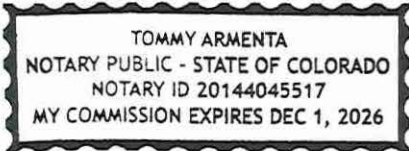
By: Michael Moran
 Michael Moran, Manager

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.**

My commission expires 12.1.2026
 Witness my hand and official seal.

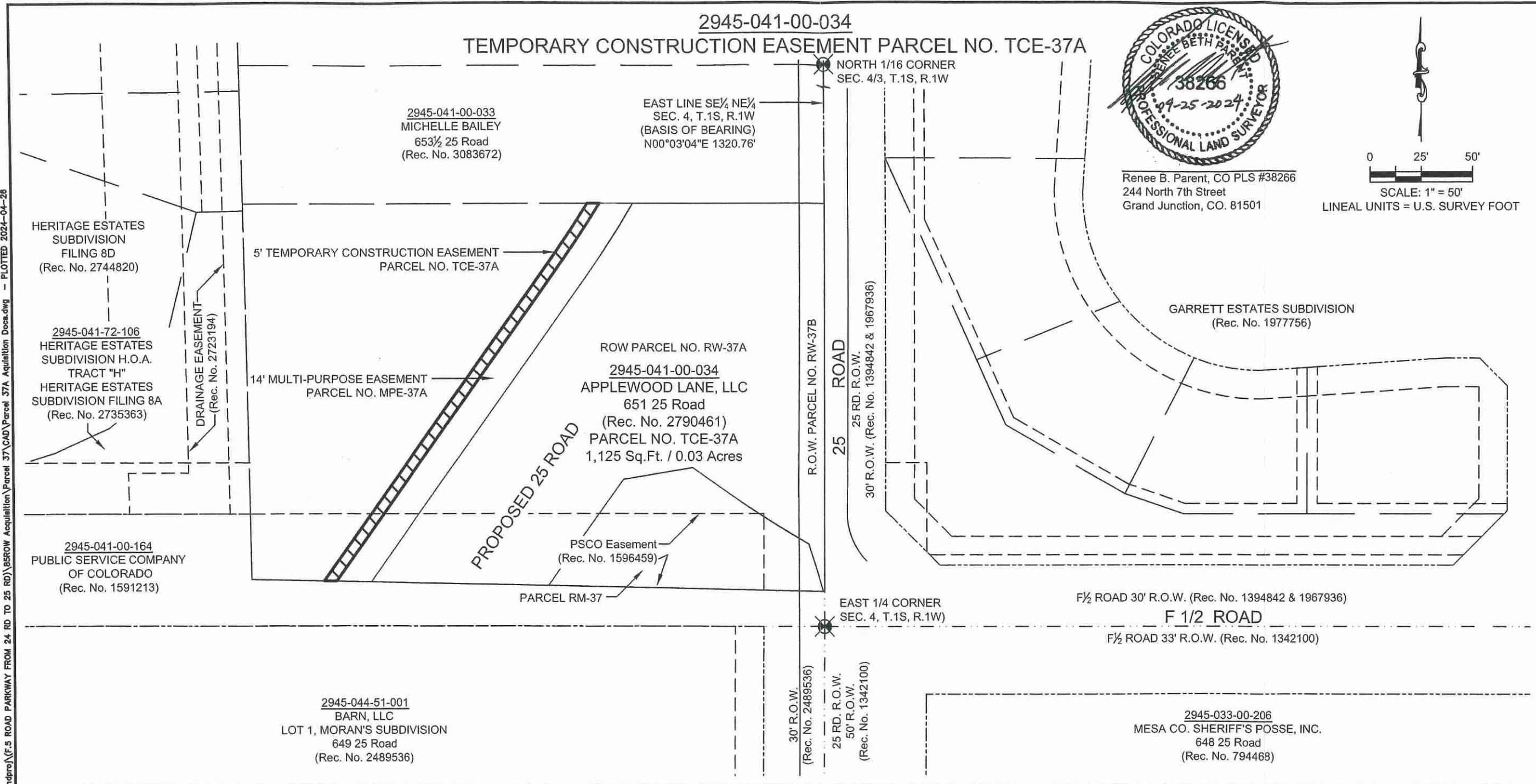
Tommy Armenta
 Notary Public



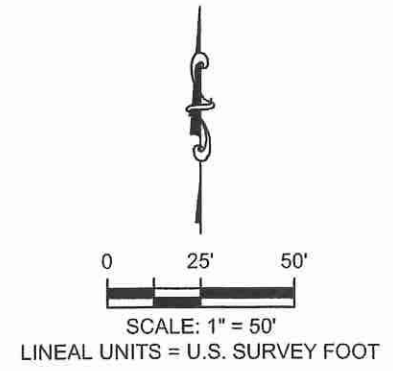
City of Grand Junction,
 a Colorado home rule municipality:

Andrea Phillips
 Andrea Phillips, Interim City Manager

EXHIBIT A



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



\\publicworks-wis\vol_pw\data\landprogs\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\B5ROW Acquisitions\Parcel 37\CAD\Parcel 37A Acquisition Docs.dwg - PLOTTED 2024-04-28

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: 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 $\frac{1}{4}$ 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